
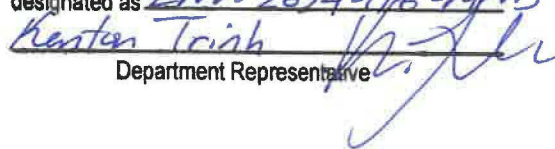


**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

(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, 7th Floor Los Angeles, CA 90012	COUNCIL DISTRICT 11	
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Playa Vista Public Storage Redevelopment Project	CASE NOS. CPC-2024-115-GPA-ZC-HD-CU-ZAA-SPR CEQA CASE NO. ENV-2024-116-MND	
PROJECT APPLICANT Public Storage		
PROJECT DESCRIPTION AND LOCATION Location: 12681 W. Jefferson Boulevard, Los Angeles, CA 90066 in Los Angeles County Project Description: The Project Site is an approximately 143,393 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 to construct a new three-story mixed-use building over a basement 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. The proposed height of the new building is approximately 44 feet and 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.		
CONTACT PERSON Kenton Trinh	STATE CLEARINGHOUSE NUMBER 2025051210	TELEPHONE NUMBER (213) 482-7092
This is to advise that at its meeting on February 10, 2026, the City Council of the City of Los Angeles (1) Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in Mitigated Negative Declaration, No. ENV-2024-116-MND, adopted on October 9, 2025; and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project; (2) Adopted the Findings of the Los Angeles City Planning Commission (LACPC) as the Findings of Council; (3) Adopted the accompanying resolution, as recommended by the Mayor and the LACPC, for a General Plan Amendment to the Palms – Mar Vista – Del Rey Community Plan to amend Footnote No. 1 of the Community Plan Map to allow Height District No. 2 for the Project Site; (4) Presented and adopted the accompanying ordinance dated October 9, 2025, effectuating a Height District Change from Height District No. 1 to 2 to allow the Project to be developed with a Floor Area Ratio of 2.1:1 and approximately 298,908 square feet of floor area, resulting in a Height District Change from M2-1 to (T)(Q)M2-2D; for the construction of an 82,324 square-foot, 44-foot three-inch, three-story mixed-use building over a basement consisting of retail and self-storage uses, the Project will consist of 3,959 square feet of retail use and parking at the ground floor and 78,365 square feet of self-storage use at the second and third floors and basement level, the Project will provide 70 automobile parking spaces and 64 bicycle parking spaces, the Project will require approximately 13,541 cubic yards of grading and export, the Project will be developed at the vacant portion of a site that is currently developed with an existing 216,584 square-foot self-storage building that will remain; for the property located at 12681 West Jefferson Boulevard, subject to Conditions of Approval, as modified by the PLUM Committee on January 27, 2026.		
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 and findings were made pursuant to the provisions of CEQA. <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	

	<input checked="" type="checkbox"/> 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 pursuant to the provisions of CEQA 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.	
SIGNATURE (Lead Agency)	TITLE	DATE OF PREPARATION
	City Planner	February 12, 2026
DISTRIBUTION:	* OFFICE OF THE CITY CLERK Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012	
Part 1 - County Clerk Part 2 - City Clerk Part 3 - Agency Record Part 4 - Resp. State Agency (if any) Part 5 - Office of Planning and Research (if applicable)		

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2024-116-MVD

 Department Representative