

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Public Storage Jefferson Replacement Project

Lead Agency: City of Los Angeles Department of City Planning

Contact Name: Isaiah Ross

Email: isaiah.ross@lacity.org

Phone Number: (213) 238-7731

Project Location: Los Angeles; Los Angeles

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed replacement Project would involve the construction of a six-story building with approximately 296,733 square feet of self storage use floor area and 6,720 square feet of retail use floor area, replacing approximately 82,051 square feet of existing self storage on a 90,958 square foot Project Site. The Project includes a total of approximately 315,417 gross square feet. The Project includes parking for 63 automobiles, including 10 electric vehicle (EV) spaces and 14 EV capable spaces, and 66 bicycles, including 33 long term and 33 short-term spaces. The Project would be approximately 85 feet and 8 inches in height. The project proposes to remove six (6) non-protected trees and will plant 28 new trees as part of the project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

An environmental factor which would be potentially affected by this project, involving at least one impact that is "Less than Significant with Mitigation Incorporated," is Noise. Construction of the proposed project would require the use of equipment with the potential to generate noise above ambient noise levels. Mitigation measures NOI-1 and NOI-2 have been identified to reduce potential noise impacts to a less than significant level due to pile driving activities that could occur on site during construction of the proposed Project. MM NOI-1 includes measures from the City's Construction Noise and Vibration: Updates to Thresholds and Methodology. In the unlikely event that human remains are encountered, the Project would be required to comply with Section 7050.5 of the California Health and Safety Code. With compliance of the State Health and Safety Code Section 7050.5 and applicable regulations related to the handling of human remains of Native American origin, no impact would occur.

After analyzing correspondence from the Kizh Nation and the positive results from the CHRIS report and NAHC Sacred Lands File, the City concluded the AB 52 consultation on March 26, 2024 and imposed a mitigation measure as a condition on the Project, which is a modified version of the City's standard mitigation measure that incorporates several of the provisions and requirements from the Gabrieleno Band of Mission Indians – Kizh Nation mitigation measures.

At the conclusion of the consultation, the Department of City Planning issued a letter dated February 26, 2025, concluding that mutual agreement cannot be reached for purposes of AB 52, and that no substantial evidence exists to support a conclusion that this project may cause a significant impact on tribal cultural resources, therefore the City has no basis under CEQA to impose any related mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no issues or areas of controversy raised by agencies and the public. The Baldwin Hills Village Garden Homes Association INC submitted a Letter of Support on April 21, 2020. The only other public comments received for the project included requests for a status update since a decision has not yet been made for the proposed project.

Provide a list of the responsible or trustee agencies for the project.

County of Los Angeles
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