

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
ZA-2024-7416-CU2-PR (Class 2 Conditional Use / Project Review)

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-7417-CE
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PROJECT TITLE	COUNCIL DISTRICT 12 – Lee
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 18500 – 18550 W Eddy Street	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION:	<input type="checkbox"/> Additional page(s) attached.
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A Class 2 Conditional Use and Project Review for the demolition of 3 existing storage buildings and the partial demolition of 2 existing storage buildings, and the construction of one new 78,223 gross square feet, three-story storage building that includes a 1,514 square foot manager's unit on the second floor and a 667 square foot office on the ground floor.

As a part of the project 15 of the 25 existing parking spaces will be removed and 10 will be added, for a total of 20 parking spaces on-site. Also, 1,020 cubic yards of earth will be filled and 30 cubic yards will be cut from the site. The applicant proposes 6,062 square feet of landscaping around the perimeter of the new construction with 29 trees added to the site, including 20 Western Rosebuds and nine African Sumacs. There are no existing trees on the subject site.

NAME OF APPLICANT / OWNER:
Extra Space Properties 112 LLC c/o Daniel Morris

CONTACT PERSON (If different from Applicant/Owner above) Jonathan Riker	(AREA CODE) TELEPHONE NUMBER EXT. (310) 487-4098
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 3)
CEQA Guideline Section(s) / Class(es) **Section 15332, Class 32**
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:	<input checked="" type="checkbox"/> Additional page(s) attached
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Please see attached Class 32 justification.

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Shane Strunk

Shane Strunk

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
Class 2 Conditional Use and Project Review (ZA-2024-7416-CU2-PR)

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

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JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-7417-CE

On October 10, 2025, the City of Los Angeles determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following discussion.

PROJECT DESCRIPTION:

A Class 2 Conditional Use and Project Review for the demolition of 3 existing storage buildings and the partial demolition of 2 existing storage buildings, and the construction of one new 78,223 gross square feet, three-story storage building that includes a 1,514 square foot manager's unit on the second floor and a 667 square foot office on the ground floor.

As a part of the project 15 of the 25 existing parking spaces shall be removed and 10 shall be added, for a total of 20 parking spaces onsite. Also, 1,020 cubic yards of earth will be filled and 30 cubic yards will be cut from the site. The applicant proposes 6,062 square feet of landscaping around the perimeter of the new construction with 29 trees added to the site, including 20 Western Rosebuds and nine African Sumacs. There are no existing trees on the subject site.

CEQA DETERMINATION - CLASS 32 CATEGORICAL EXEMPTION APPLIES

Class 32 consists of projects characterized as in-fill development meeting the five findings described below:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The site is zoned M1-1VL with a General Plan Land Use Designation of Limited Manufacturing. The site is located within the Northridge Community Plan area. The proposed storage project does not violate any applicable zoning regulations and is consistent with the General Plan Land Use Designation, policies, and all applicable zoning designations and regulations. Therefore, the project is consistent with the existing zoning, general plan and all other applicable land use regulations.

2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 2.7 acres. Lots adjacent to the subject site are developed with the following urban uses: single-family residential dwelling, railroad tracks, lumber yard, automotive repair, and various heavy industrial uses.

3. The project site has no value as habitat for endangered, rare or threatened species.

The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare, or threatened species. There are no protected trees on-site or trees in the public right-of-way as indicated on the Tree Disclosure Statement, signed by the owner on October 18, 2024.

4. Approval of the project would not result in any significant effects to traffic, noise, air quality, or water quality.

The project is subject to Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate impacts related to air quality, traffic, construction and operational noise, and water quality. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

5. The site can be adequately served by all required utilities and public services.

The construction of a new storage building is located on a site which has been previously developed and is consistent with the General Plan. The project is in an urbanized area that is adequately served by public facilities including fire protection, police protection, schools and parks, as well as by other utilities.

Therefore, the project meets all of the criteria for a Class 32 exemption.

CEQA SECTION 15300.2: EXCEPTIONS TO THE USE OF CATEGORICAL EXEMPTIONS

The City has further considered whether the proposed project is subject to any of the six exceptions (listed as a-f) set forth in State CEQA Guidelines Section 15300.2, that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

This Categorical Exemption does not rely upon an exemption under Class 3, 4, 5, 6, or 11, and therefore, this exception does not apply.

- B. **Cumulative Impact.** *The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.*

The request is for a Class 2 Conditional Use and Project Review for the construction of a storage building in the M1-1VL Zone. The surrounding area includes primarily industrial developments with one single-family dwelling adjacent to the site. Based on a review of the City of Los Angeles Department of City Planning Zone Information Map Access System (ZIMAS) for nearby case approvals (<http://zimas.lacity.org/>) for recently issued permits for other entitlements requested on property in the surrounding area, there are no approvals of the same type occurring in the vicinity. Therefore, the proposed project will not result in significant cumulative impacts from successive projects of the same type in the same place.

- C. **Significant Effect Due to Unusual Circumstances.** *This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.*

The proposed project is located in M1-1VL Zone. The site is located within the Northridge Community Plan area, with a land use designation of Limited Manufacturing. Properties to the north, across Eddy Street, are zoned M1-1VL, CM-1VL, [Q]C2-1VL, P-1VL, [Q]MR1-1VL, and (Q)M1-1VL with a Limited Manufacturing land use designation. Properties to the north are developed with various industrial uses, single-family dwellings, and several automotive repair uses. Properties to the south are zoned PF-1XL, M1-1, and M1-1VL with Limited Manufacturing and Public Facilities land use designations. Properties to the south are improved with the Southern Pacific Railroad, a lumber yard, and various industrial uses. Properties to the east are zoned M1-1VL and PF-1XL with Limited Manufacturing and Public Facilities land use designations. Properties to the east are developed with a railroad, lumber yard, various industrial uses, and commercial uses. Properties to the west are zoned [Q]PF-1XL and PF-1XL with Public Facilities and Limited Manufacturing land use designations. Properties to the west are improved with the Southern Pacific Railroad and the Department of Water and Power Northridge Service Center.

Based on a review of the data reported on ZIMAS for the subject property, the site is not located within a Coastal Zone, Very High Fire Severity Zone, Flood Zone, Watercourse, Hazardous Waste/Border Zone, Methane Hazard Site, High Wind Velocity Area, Special Grading Area, Oil Well Area, Landslide Area, Liquefaction Area, Preliminary Fault Rupture Study Area, Santa Monica Mountains Zone, or Tsunami Zone.

This site is located within an Urban Agriculture Incentive Zone, but no agricultural uses are proposed. The project site is located 7.7 km from the Northridge Fault and is not located within the Alquist-Priolo Fault Zone. Additionally, the site is within an Airport Hazard area labeled "300 feet Height Limit Above Elevation 790," which the project shall not surpass based on the proposed structures and the allowed height based on the zone.

The Project itself does not present any unusual circumstances because it fits into the character of the surrounding neighborhood. The use as a public storage facility is existing

and has been in operation since 1991 with no violations and/or complaints from the surrounding neighborhood. The Project will result in the demolition of 3 existing storage buildings and the partial demolition of 2 existing storage buildings, and the construction of one new 78,223 gross square feet, three-story storage building. The Project requests a deviation from the required height for storage buildings in the M2 zone, which is a codified process within the Class 2 Conditional use process. Other than that, the Project does not require any deviations from the LAMC and/or any applicable ordinances. Additionally, the Project involves adding more trees to the streetscape, making an improvement from its existing state. Therefore, the Project will not produce any significant impacts due to unusual circumstances.

- D. **Scenic Highways.** *This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

Based on a review of the California Scenic Highway Mapping System (<https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>), the subject site is not located along a State Scenic Highway, nor are there any designated State Scenic Highways located near the project site.

Based on this, the proposed project will not result in damage to scenic resources in a state scenic highway, and this exception does not apply.

- E. **Hazardous Waste Sites.** *Projects located on a site or facility listed pursuant to California Government Code 65962.5.*

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on or proximate to the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Since the project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites, the project will not result in a significant effect due hazardous waste, and this exception does not apply.

- F. **Historical Resources.** *Projects that may cause a substantial adverse change in the significance of an historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register, and/or any local register according to the City's HistoricPlacesLA and/or SurveyLA website. Based on this, the project will not cause a substantial adverse change in the significance of a historic resource, and this exception does not apply.

In conclusion, the project meets all of the requirements of the Categorical Exemption set forth at CEQA Guidelines, Section 15332, Class 32. None of the exceptions to the Categorical

ENV-2024-7417-CE / 18500 – 18550 W Eddy Street

Exemption(s) under CEQA Guidelines Section 15300.2, applies to the proposed project, and it is therefore appropriate to determine this project is categorically exempt from the requirements of CEQA.

