

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE  
PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

PRISCILLA CHAVEZ

MARTINA DIAZ

SARAH JOHNSON

PHYLLIS KLEIN

BRIAN ROSENSTEIN

JACOB SAITMAN

ELIZABETH ZAMORA

**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

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

CRAIG R. WEBER  
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:** 4802 – 4828 San Vicente Self-Storage Facility Project, ENV-2025-5195-MND


**Project Location:** 4802 – 4828 West San Vicente Boulevard, Los Angeles, CA, 90019

**Project Description:** The 4802 – 4828 San Vicente Self-Storage Facility Project ( the “Project”) involves the demolition and removal of the existing one-story, 23,151 square-foot warehouse building and two (2) surface parking lots for the construction, use, and maintenance of a seven-story self-storage facility for household goods encompassing a floor area of 161,645 square feet. The self-storage facility would feature storage units across each floor level, a 954-square-foot office area, five (5) vehicular parking spaces, 36 bicycle parking spaces, and two (2) loading spaces and would operate between 6:00 a.m. to 11:00 p.m., daily. The Project site is comprised of 12 lots encompassing a total lot area of 30,613 square feet (0.70 acres). Along the adjoining streets (San Vicente Boulevard, Longwood Avenue, and Tremaine Avenue) are five (5) non-protected street trees. The Project would remove two (2) street trees along South Longwood Avenue and replace them to the satisfaction of the Department of Public Works Urban Forestry Division. The Project site does not contain any on-site trees. In total, the Project proposes the planting of eight (8) trees.

The Project requests a Zone and Height District Change from the C2-1-O Zone to the C2-2-O Zone in order to permit additional floor area up to a maximum Floor Area Ratio of 6:1 in lieu of 1.5:1, including the following waivers: 1) A waiver of the requirement to dedicate and/or improve an additional 2.5 feet of the existing public alley, and 2) A waiver of the requirement to improve an additional 3 feet of street widening along South Longwood Avenue.

**Schedule:** The City of Los Angeles will receive comments on the Initial Study/Mitigated Negative Declaration beginning April 9, 2026 for 20 days, ending April 29, 2026. 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 proposed Mitigated Negative Declaration and all documents referenced in the proposed Mitigated Negative Declaration are available on the Department of City Planning's website at <https://planning.lacity.gov/project-review/environmental-review/published-documents>. You may contact David Woon at [David.Woon@lacity.org](mailto:David.Woon@lacity.org) or (213) 978-1368 to schedule an appointment to review the case file.

Signature:  \_\_\_\_\_ Date: 4/2/26