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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: 525 S. Virgil Self-Storage

Lead Agency: Department of City Planning (DCP)

Contact Name: Ryan Ly

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Project Location: Los Angeles, Los Angeles County
City *County*

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

The Project proposes to demolish the existing 56,072 square-foot, vacant four-story commercial office building for the construction of a new 252,873 square-foot, eight-story self-storage building that is 90 feet, 11 inches in height, on a 42,146 square-foot site. The Project includes a General Plan Amendment, Zone Change, and Height District Change to change the site's underlying land use designation from Community Commercial to Regional Commercial and change the site's zones from CR-1 and R4P-1 to C2-2. A Class 2 Conditional Use Permit is requested to allow for the use of a self-storage building in the C2 zone. The Project is not required to provide parking under Assembly Bill 2097, but will voluntarily provide 24 parking spaces at the 1st floor. Vehicular access to the Project Site is proposed off of a driveway on Virgil Avenue and an existing driveway off of Westmoreland Avenue. The Project will also provide 25 short-term and 25 long-term bicycle parking spaces. The Project will remove two of the four existing street trees along Virgil Avenue to allow for the creation of a driveway. Development of the Project would require the cut and export of 5,600 cubic yards of soil (7,280 cubic yards with a 30-percent swell factor applied). A haul route is requested due to the quantity of export.

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

Hazardous Materials: the Project has the potential to result in significant impacts related to encountering contaminated soil during construction activities. However, implementation of the following mitigation measure will reduce the impacts to a less than significant level - Soil Management Plan. Before the Los Angeles Department of Building and Safety (LADBS) issues grading permits, a site-specific Soil Management Plan ("SMP") must be prepared by a qualified environmental professional approved by the City and submitted to LADBS. Noise: Vibration impacts associated with off-site sources during construction would have the potential to result in significant temporary impacts. However, implementation of the following mitigation measures would reduce construction-related vibration impacts to a less than significant level - 1) The developer shall designate a construction relations officer to serve as a liaison with the adjacent uses. The liaison shall be responsible for responding to concerns regarding vibration within 24 hours of receiving a complaint. The liaison shall respond to concerns by ensuring that steps are taken to reduce vibration levels, as deemed appropriate and safe by the on-site construction manager. Such steps could include substituting lower vibration generating equipment or activity or rescheduling of high vibration-generating activity; and 2) Prior to construction, the Applicant shall retain a contractor to manage Project construction. The contractor shall ensure that the on-site operation of vibratory equipment adheres to restrictions to ensure vibration velocities would not exceed 0.5 in/sec PPV. Tribal Cultural Resources: The project could potentially impact Tribal Cultural Resources, however, with mitigation measures incorporated, the impacts would be less than significant.

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

N/A

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

N/A