



Appendix 4.18-2

Native American Tribal Consultation
Correspondence

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

VACANT
PRESIDENT

MONIQUE LAWSHE
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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

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

DATE: February 14, 2024

CASE No: CPC-2023-7894-GPA-ZC-CU-SPR-HCA

Project Address: 7528 N Bellaire Ave

Community Plan: Sun Valley – La Tuna Canyon

Dear Tribal Representative:

This letter is to inform you that the Los Angeles Department of City Planning is reviewing the following proposed project:

The proposed project includes the construction of 9 townhouse-style apartment units and approximately 227,000 sq ft of self storage on a vacant lot in the North Hollywood area. As part of this request, the entitlements requested were made by the applicant: a General Plan Amendment from Commercial Manufacturing, Parking Buffet, and Low Residential to Commercial Manufacturing, a Zone Change from RA-1, R1-1, and R2-1 Zones to the CM-1 Zone, a Conditional Use Permit for storage of household goods within 500 feet of residential use, a Site Plan Review for a project that results in an increase of 50,000 square feet or more of non-residential area, and minor change to parking requirements incidental to legislative action to allow up to 20 percent reduction in required parking. The project application proposes less than 1,000 cubic yards of grading. The project does not propose any removal of trees, shrubs, or vegetation.

Per Assembly Bill 52 (AB 52), you have the right to consult on a proposed public or private project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

You have 30 calendar days from receipt of this letter to notify us in writing that you wish to consult on this project. Please provide your contact information and send your request via U.S. mail and/or email to:

Los Angeles Department of City Planning

Attn: Dang Nguyen
6262 Van Nuys Blvd, Van Nuys CA 91401 #430
Los Angeles, CA 91401
Email: Dang.nguyen@lacity.org

Sincerely,

Vincent P. Bertoni, AICP
Director of Planning

A handwritten signature in cursive script that reads "Dang Nguyen".

Dang Nguyen
Valley Project Planning

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April 22, 2024

CASE No: CPC-2023-7894-GPA-ZC-CU-SPR-HCA
Project Address: 7528 N Bellaire Ave
Community Plan: Sun Valley – La Tuna Canyon

Dear Tribal Representative:

This letter is to inform you that the Los Angeles Department of City Planning is reviewing the following proposed project:

The proposed project includes the construction of 9 townhouse-style apartment units and approximately 227,000 sq ft of self storage on a vacant lot in the North Hollywood area. As part of this request, the entitlements requested were made by the applicant: a General Plan Amendment from Commercial Manufacturing, Parking Buffet, and Low Residential to Commercial Manufacturing, a Zone Change from RA-1, R1-1, and R2-1 Zones to the CM-1 Zone, a Conditional Use Permit for storage of household goods within 500 feet of residential use, a Site Plan Review for a project that results in an increase of 50,000 square feet or more of non-residential area, and minor change to parking requirements incidental to legislative action to allow up to 20 percent reduction in required parking. The project application proposes less than 1,000 cubic yards of grading. The project does not propose any removal of trees, shrubs, or vegetation.

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Attn: Dang Nguyen
6262 Van Nuys Blvd, Van Nuys CA 91401 #430
Los Angeles, CA 91401
Email: Dang.nguyen@lacity.org

Sincerely,

Vincent P. Bertoni, AICP
Director of Planning

Dang Nguyen
Valley Project Planning

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April 22, 2024

CASE No.: CPC-2023-7894-GPA-ZC
Project Address: 7528 N Bellaire Avenue
North Hollywood, CA 91605
Community Plan: Sun Valley – La Tula
Canyon

Dear Tribal Representative:

This letter is to inform you of the 7528 North Bellaire Avenue Mixed-Use Project (Project) in Los Angeles, California, and formally invite you to request consultation with the City of Los Angeles (City) regarding the Project pursuant to Senate Bill 18 (SB 18). The approximately 3.92-acre Project site consists of one parcel (APN 2305-024-030) at the northeastern corner of the Saticoy Street at North Bellaire Avenue intersection at 7528 North Bellaire Avenue, Sun Valley – La Tula Canyon Community, City of Los Angeles. The Project site location is depicted in regional and local contexts on attached **Exhibit 1: Regional Vicinity Map** and **Exhibit 2: Site Vicinity Map**.

The Project proposes to demolish an existing vacant single-family residential dwelling and, in its place, construct a mixed-use development comprised of two buildings with a total gross building area of 233,632 square feet (SF), with approximately 220,232 SF of self-storage and approximately 13,400 SF of residential space. At the site's eastern portion, the Project proposes a self-storage facility comprised of Building A1, which is a three-story, approximately 131,523 SF building with 130,823 SF of storage space, approximately 961 storage units, and 700 SF of office space, and Building A2, which is a three-story, approximately 88,709 SF building comprised of all storage space with approximately 623 units. At the site's western portion, the Project proposes a nine-unit townhouse-style apartment development comprised of one two-story 13,400 SF building and approximately 5,600 SF of open space. Approximately 6,557 cubic yards (cy) of export and 6,722 cy of import are anticipated. The final grading plan would be reviewed and approved by the City prior to the issuance of the grading permit. The Project proposes 87 off-street vehicle parking spaces.

Please consider this letter your notification of the proposed Project, notification of consultation opportunity pursuant to SB 18, and a request for information regarding any Tribal Cultural Resources that may be impacted by the proposed Project. Your Tribes input is important to the City's planning process. If you desire to consult with the City on review of this Project, please respond to me and request consultation in writing to the address below or via email to dang.nguyen@lacity.org within 90 days of receipt of this letter.

Los Angeles Department of City Planning

Attn: Dang Nguyen
6262 Van Nuys Blvd, Van Nuys CA 91401 #430
Los Angeles, CA 91401
Email: Dang.nguyen@lacity.org

Sincerely,

Vincent P. Bertoni, AICP
Director of Planning

Dang Nguyen
Valley Project Planning

Exhibit 1: Regional Vicinity Map

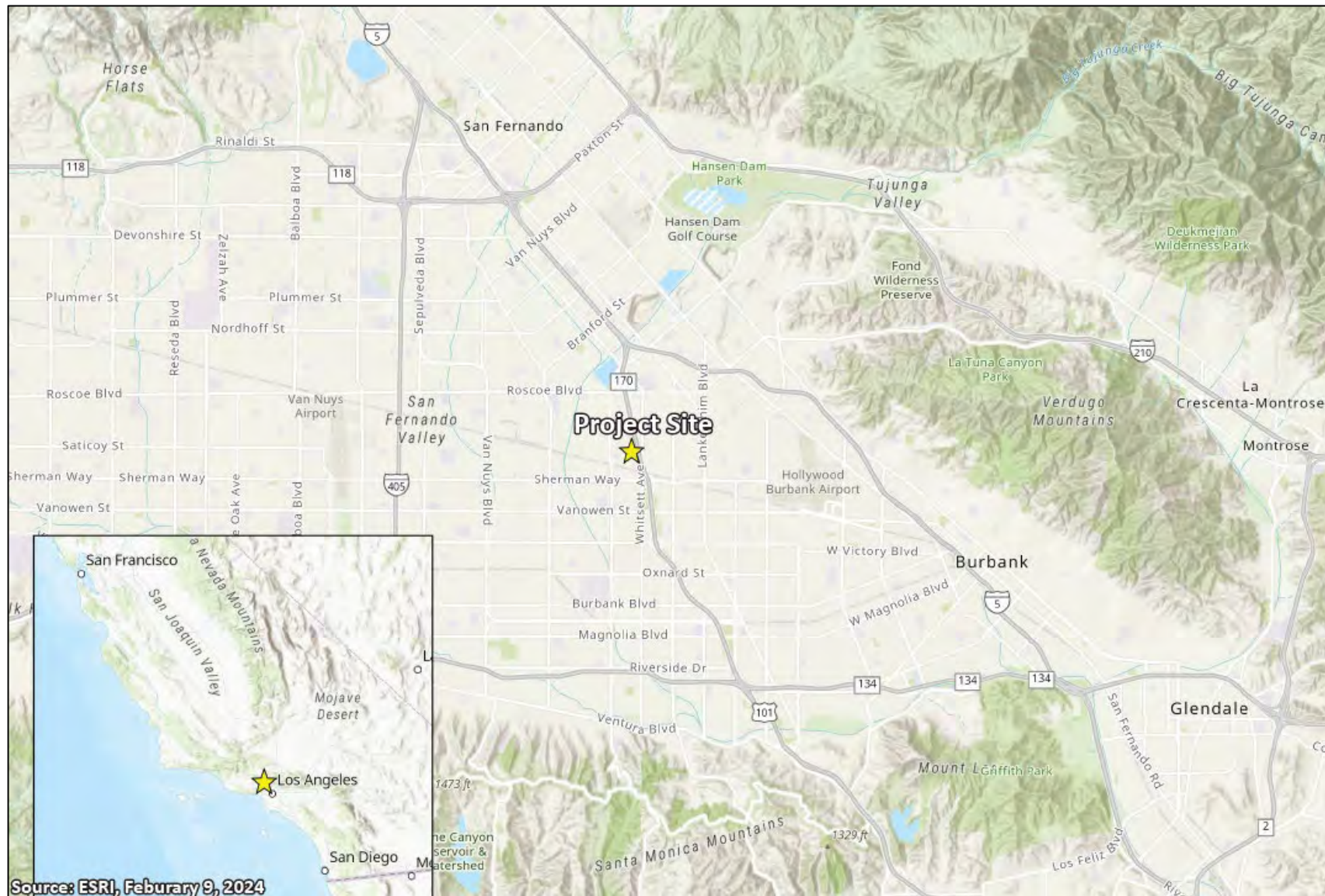


Exhibit 2: Site Vicinity Map

