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**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 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: 7528 North Bellaire Avenue Mixed-Use Project (ENV-2023-7895-MND)

Project Location: 7528 North Bellaire Avenue, North Hollywood, CA 91605

Project Description: Project proposes a 229,827 square foot self-storage facility, office and apartment complex made up of 8 units with site hardscape and landscape improvements on a 170,684 square-foot lot that is zoned with RA-1, (T)R1-1 and R2-1. The requested entitlements will require a General Plan Amendment from Commercial Manufacturing, Parking Buffer, and Low Residential to Commercial Manufacturing for the entire site, a Zone Change from RA-1, R1-1, and R2-1 to CM-1 for the entire site, a Conditional Use Permit for storage of household goods within 500 feet of a residential use, and a Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential area.

Schedule: The City of Los Angeles will receive comments on the Mitigated Negative Declaration (MND) for 30 days beginning October 2, 2025, and ending November 3, 2025. 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 Mitigated Negative Declaration and all documents referenced in the Mitigated Negative Declaration are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/negative-declaration-public-notice>. Submit your comments by contacting Joshua Ordonez at joshua.ordonez@lacity.org or (213) 682-6370 or if you need to review the case file materials.

Signature: Joshua Ordonez Date: 9/23/2025