

California Department of Transportation

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October 27, 2025

Joshua Ordonez
City of Los Angeles, Planning Department
6262 N Van Nuys Blvd Room 430
Van Nuys, CA 91401

RE: 7528 North Bellaire Avenue
Mixed-Use Project (ENV-2023-7895-
MND)
SCH# 2025091404
GTS# 07-LA-2025-04919

Dear Joshua Ordonez,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The city of Los Angeles is proposing 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.

The nearest State facility is SR-170. After reviewing the Mitigated Negative Declaration (MND), Caltrans has the following comments:

Caltrans encourages the Lead Agency to incorporate multi-modal infrastructure along and project boundaries to meet community placemaking and safe urban design objectives. This infrastructure, encompassing ADA-compliant design, adequate

sidewalks, high-visibility crosswalks, Class IV bike lanes, and bike parking, is crucial for establishing a fully accessible Complete Street that supports pedestrians, bicyclists, and transit riders.

Although we support the project's considerations of the LA 2035 mobility plan's bike and pedestrian features, we are concerned about the omission of Strathern Park West. The park is not officially mapped as a connector, yet dirt wear clearly proves it is actively used as an informal path between Strathern and Saticoy. This existing usage presents a critical opportunity for the project to incorporate formalized connecting points for non-motorized users into the new development. We advise consulting with the City Department of Recreation and Parks to determine if a formal access point to Saticoy is planned, or what mitigations are necessary if the current connection is obstructed. Furthermore, the project should explore implementing official access points or wayfinding measures. While we agree with the overall analysis of pedestrian features, the park should be mentioned as a component of the report to highlight the full scope of local movement. We are otherwise very supportive of the project's plan for both long-term and short-term bike parking.

Caltrans recommends limiting large truck travel and construction traffic to off-peak commute hours. A permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing potential impacts for Caltrans review.

Any work performed within State right-of-Way will require an encroachment permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications. One specific location of concern is SR-170 at post mile LA R18.808 (detailed on page 13-15, 20 of the Initial Study/MND report). Any encroachment by the project into this area will necessitate a Caltrans permit.

Should you have any questions, please feel free to contact Nestor Lemus, the project coordinator, at Nestor.Lemus@dot.ca.gov and refer to GTS # 07-LA-2025-04912.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse