Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 525 S. Virgil Self-Storage

Lead Agency: Department of City Planning (DCP) Contact Person: Ryan Ly

Mailing Address: 200 N. Spring St., Room 621 Phone: (213) 978-1478

City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles / Wilshire

Cross Streets: Virgil Avenue, Westmoreland Avenue, 5th St., and 6th St. Zip Code: 90020

Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ′ 59.117 ″ N / 118 ° 17 ′ 13.456 ″ W Total Acres: _____

Assessor's Parcel No.: 5077004030 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: None Waterways: None

Airports: None Railways: None Schools: New Horizon, Pilgrim, Yng Oak Kim Aca, New Covenant

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☒ Mit Neg Dec Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☒ Commercial: Sq.ft. 252,873 Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☐ Educational: _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Recreational: _____ ☐ Hazardous Waste: Type _____
☐ Water Facilities: Type _____ MGD _____ ☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Present Zoning: CR-1 and R4P-1 / Present General Plan Land Use Designation: Community Commercial

Project Description: *(please use a separate page if necessary)* (see attached project description)

Demolition of an existing 56,072 square foot vacant office building for the construction, use, and maintenance of an eight-story, approximately 91 feet, 252,873 square foot self-storage building for household goods.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	X Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 17, 2026 Ending Date October 19, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn
Address: 660 S. Figueroa St., Suite 2100
City/State/Zip: Los Angeles, CA, 90017
Contact: Jessie Barkley
Phone: (213) 793-5445

Applicant: Spencer B. Kallick
Address: 1901 Avenue of the Stars, Suite 1800
City/State/Zip: Los Angeles, CA, 90067
Phone: (310) 788-2417

Signature of Lead Agency Representative: Ryan Ly **Date:** 9/10/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: 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.