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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 negative declaration or 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: 525 S. Virgil Self-Storage

Project Location: 515, 517, 525, and 531 S. Virgil Avenue; 518 and 526 S. Westmoreland Avenue

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 by a new driveway on Virgil Avenue and an existing driveway on 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.

Schedule: The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning September 17, 2026 for 30 days, ending October 19, 2026. 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 proposed mitigated negative declaration and all documents referenced in the proposed mitigated negative declaration are available for review during the lead agency's normal

business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 621, Los Angeles, CA 90012.

Signature: Ryan Ly Date: 9/10/2026