

ON March 12 2025



FILED
Mar 12 2025

UNTIL April 11 2025

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

Dean C. Logan, Registrar - Recorder/County Clerk

REGISTRAR - RECORDER/COUNTY CLERK

Electronically signed by LAKEISHA MCCOY

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
N / A

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2024-3021-PEIR; ENV-2013-622-EIR
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PROJECT TITLE 8931 Helms	COUNCIL DISTRICT 10
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) Map attached.
8931, 8939, 8945 West Helms Place

PROJECT DESCRIPTION: Additional page(s) attached.
The Project is for the construction of five-story, 48,432 square foot multi-family residential building and 1,500 cubic yards of grading.

NAME OF APPLICANT / OWNER:
8931 Helms LLC - Sandy Albert

CONTACT PERSON (If different from Applicant/Owner above) Jonathan Yang - Irvine & Associates, Inc	(AREA CODE) TELEPHONE NUMBER EXT. (213) 437-3403
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) _____

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))
Section 15168-15162

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached
The City has determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.
 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:	
CITY STAFF NAME AND SIGNATURE Julissa Lopez-Hodoyan	STAFF TITLE Planning Assistant
ENTITLEMENTS APPROVED N / A	

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as Planning Assistant

Jolissa Lopez
Department Representative

2025 050826



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Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-3021-PEIR

CEQA FINDINGS

The proposed project is the construction of a five-story, 61-foot-7-inch-tall multi-family residential apartment building with 78 dwelling units (including 11 Very Low Income units and one (1) Extremely Low Income unit). The project will be approximately 48,432 square feet in floor area with a Floor Area Ratio ("FAR") of 3.52:1. The project will provide 17 vehicular parking spaces in an at-grade parking level. The site is currently improved with three (3), one-story single-family dwellings. No (0) protected trees will be removed from the subject site; five (5) existing, non-protected trees will be removed from the site; there are no existing street trees along the public right-of-way; no street trees will be removed, and the project involves grading of 1,500 cubic yards of soil.

The City has determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 certified on July 3, 2018 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.

In light of the subject project description, and after review of the Program EIR and of the Technical Memorandum Report (Exhibit D) provided by Parker Environmental Consultants, which outlines how the Expo TNP Program EIR meets the definition under Guidelines Section 15168(a), and also details how the proposed project's environmental effect is consistent with the expected development parameters established by the Expo TNP Program EIR, it is determined that the project scope is not expected to result in new or different significant impacts requiring any new or modified mitigation measures. The project is not expected to result in any changes to the environment that are different in-kind or nature from those identified in the Program EIR.

The proposed project is consistent with the Community Plan and all applicable development and environmental standards in the Expo TNP, and is consistent with the development potential that was previously assessed in the Program EIR, in combination with State Density Bonus Law. The administrative record does not identify any new, significant effect or mitigation measures or project revisions to reduce an effect to insignificance. No new measures or revisions are required. Rather,

the administrative record clarifies and amplifies the environmental record, and documents the technical studies for the subject project to confirm that the project will not result in any new significant effects that would require mitigation measures. Additional technical studies have been provided as follows:

- Air Quality Modeling and Greenhouse Gas Emissions Worksheets, prepared by Parker Environmental Consultants, dated June 2024, determined that the Project would result in less than significant impacts related to air quality during both construction and operation. The project would therefore not result in new or increased significant impacts beyond those already identified in the Certified EIR.
- Energy Consumption Worksheets, prepared by Parker Environmental Consultants, dated June 2024, determined that the Project would result in less than significant impacts related to energy consumption. The project would therefore not result in new or increased significant impacts beyond those already identified in the Certified EIR.
- A Phase I Environmental Site Assessment, prepared by EDI Consultants, dated November 8, 2023, did not identify any Recognized Environmental Conditions (RECs), for the subject site and recommends no further action.
- Noise Modeling and Calculations Worksheets, prepared by Parker Environmental Consultants, dated February 2024, analyzed on-site construction noise, off-site construction noise and haul route, on-site operational noise, and off-site operational noise, groundborne vibration, airport noise, and sensitive receptors.
- A Trip Generation & VMT Screening Assessment, prepared by Hirsch/Green Transportation Consulting, Inc. (Hirsch/Green), dated June 13, 2024, indicated that the project is estimated to add 329 net daily vehicle trips, which exceeds the threshold of 250 net daily vehicle trips, requiring VMT analysis. The analysis was reviewed by the Department of Transportation (LADOT) which confirmed its findings in a memorandum dated November 21, 2024, concluding that implementation of the project would result in no significant VMT impact.
- A Tree Report, prepared by The Tree Resource, dated February 5, 2024, indicated that there are five (5) existing significant, non-protected trees on site; there are no street trees along the public right-of-way. None of the trees on site are considered protected by the City of Los Angeles' Protected Tree and Shrub Ordinance No. 186,873.

I hereby certify and attest this to be a true and correct
copy of the original record on file in the office of the
Department of City Planning of the City of Los Angeles
designated as JULISSA LOPEZ-HODDGMAN
PLANNING ASSISTANT,
Department Representative

Julissa Lopez-Hodgman