

ON March 12 2025UNTIL April 11 2025

REGISTRAR - RECORDER/COUNTY CLERK

**CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION**

2025 050825

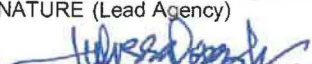


FILED
Mar 12 2025

David D. Logan, Registrar-Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

(California Environmental Quality Act Guidelines Section 15094)

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State OPR if the project requires discretionary approval from a state agency. (State OPR, 1400 Tenth St, Rm 121 Sacramento, CA 95814). The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State) Los Angeles Department of City Planning 200 N. Spring Street, Los Angeles, CA 90012		COUNCIL DISTRICT 10
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 8931 Helms	CASE NO. ENV-2024-3021-PEIR; ENV-2013-622-EIR	
PROJECT APPLICANT 8931 Helms LLC - Sandy Albert		
PROJECT DESCRIPTION AND LOCATION The Project is for the construction of five-story, 48,432 square foot multi-family residential building and 1,500 cubic yards of grading. Location: 8931, 8939, 8945 West Helms Place, Los Angeles, CA 90034		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Jonathan Yang - Irvine & Associates, Inc	STATE CLEARING HOUSE NUMBER 2013031038	TELEPHONE NUMBER (213) 437-3403
This is to advise that on January 23, 2025, the City of Los Angeles has approved the above-described project and has made the following determinations:		
SIGNIFICANT EFFECT	<input type="checkbox"/> Project will have a significant effect on the environment. <input checked="" type="checkbox"/> Project will not have a significant effect on the environment.	
MITIGATION MEASURES	<input type="checkbox"/> Mitigation measures were made a condition of project approval. <input checked="" type="checkbox"/> Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	<input type="checkbox"/> Statement of Overriding Considerations was adopted. <input type="checkbox"/> Statement of Overriding Considerations was not adopted. <input checked="" type="checkbox"/> Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	<input type="checkbox"/> An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The final Environmental Impact Report with comments and responses and record of project approval may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	<input type="checkbox"/> A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE Planning Assistant	DATE OF PREPARATION 3/11/2025

SIGNATURE (Office of Planning and Research if applicable)

TITLE

DATE

DISTRIBUTION:

- Part 1 - County Clerk
- Part 2 - Administrative Record
- Part 4 - Responsible State Agency (if applicable)
- Part 5 - Office of Planning and Research (if applicable)

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-HERRERA

PLANNING ASSISTANT, Julissa Lopez-Herrera
Department Representative

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Dora C. Legon, Registrar - Recorder/County Clerk

Electronically signed by LAKE/SHJ :BCCOY