

CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION

(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 LCI if the project requires discretionary approval from a state agency. (State LCI, 1400 Tenth St, Rm 113 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 14 - Jurado
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 2436 N. Gates Street Project (Narrator)	CASE NO(s). DIR-2025-4-CLQ; ENV-2019-4984-ND-REC1. CPC-2019-4983-GPA-VZC; ENV-2019-4984-ND.	
PROJECT APPLICANT Josh Oreck / Christina Carter, NR8R Holdings, LLC		
PROJECT DESCRIPTION AND LOCATION The project site is located at 2417-2455 North Thomas Street and 2428-2436 North Gates Street with 11 contiguous lots and a total lot size of approximately 2.14 acres (93,340 square feet). A portion of the site is within the Lincoln Heights Historical Preservation Overlay Zone. The site is developed with seven existing buildings with a total Floor Area of 18,864 square feet. The project will add a net new total of 10,000 square feet of Floor Area for office use on the project site. This increase under the original approval in 2022 was for seven new buildings under Case No. CPC-2019-4983-GPA-VZC. The modified project approved under the Clarification of the Q Conditions and D Limitations corrected existing Floor Area that was previously misstated as 17,318 square feet, revised the project's site plan, eliminated all previously required automobile parking spaces pursuant to California Government Code Section 65863.2 (AB 2097), and reduced required bicycle parking spaces to four. Site development changes involve the construction of four new buildings with 8,514 square feet and a net increase of 1,486 square feet to existing buildings (B, C, D and F), instead of seven new buildings.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY		
CONTACT PERSON Jessica Pakdaman (Rosenheim & Associates, Inc.)	STATE CLEARING HOUSE NUMBER 2020080525	TELEPHONE NUMBER (818)716-2797
This is to advise that on June 9, 2026, the City of Los Angeles approved the above described project and has made the following determinations:		
SIGNIFICANT EFFECT	☐ Project will have a significant effect on the environment. ☒ Project will not have a significant effect on the environment.	
MITIGATION MEASURES	☐ Mitigation measures were made a condition of project approval. ☒ Mitigation measures were not made a condition of project approval.	
MITIGATION REPORTING / MONITORING	☐ A mitigation reporting or monitoring plan was adopted for the project. ☒ A mitigation reporting or monitoring plan was not adopted for the project.	
OVERRIDING CONSIDERATION	☐ Statement of Overriding Considerations was adopted. ☐ Statement of Overriding Considerations was not adopted. ☒ Statement of Overriding Considerations was not required.	
ENVIRONMENTAL IMPACT REPORT	☐ 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 Department of City Planning. ☒ An Environmental Impact Report was not prepared for the project.	
NEGATIVE DECLARATION	☒ A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Department of City Planning. ☐ A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.	
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	☐ A Sustainable Communities Environmental Assessment was prepared for the project and may be examined at the Department of City Planning. ☒ A Sustainable Communities Environmental Assessment was not prepared for the project.	
SIGNATURE (Lead Agency)  (Linda Lou)	TITLE City Planner	DATE OF PREPARATION June 10, 2026
SIGNATURE (Office of Land Use and Climate Innovation if applicable)	TITLE	DATE
DISTRIBUTION: County Clerk, Administrative Record, Responsible State Agency (if applicable), Office of Land Use and Climate Innovation (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 DIR-2025-4-CLQ

Linda Lim, City Planner

Department Representative