

**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 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  5
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 834 – 844 South Holt Avenue	CASE NO. CPC-2025-3618-DB-VHCA	
PROJECT APPLICANT Chandler Sooferian, Imperian Investment Group, LLC / Meridian		
PROJECT DESCRIPTION AND LOCATION  Demolition of three buildings containing a total of 15-units for the construction, use, and maintenance of a new six-story (66 feet and six inches), 87,099 square-foot residential development consisting of 47 units, including one unit set aside for Extremely Low Income Households, four units set aside for Very Low-Income Households and three units set aside for Low-Income Households. The Project would include 68 off-street parking spaces in a two-level garage, along with four short- and 40 long-term bicycle parking spaces. The Project would include 3,455 square feet of private and common open space.		
CONTACT PERSON Stephanie Escobar	STATE CLEARING HOUSE NUMBER 2021010130	TELEPHONE NUMBER 213.978.1492
On February 24, 2026, the City of Los Angeles found, based on their independent judgment, and after consideration of the whole of the administrative record, the project was assessed in Citywide Housing Element 2021-2029 and Safety Element Updates Final Environmental Impact Report (EIR) EIR No. ENV-2020-6762-EIR (SCH No. 2021010130) certified on November 24, 2021; and pursuant to CEQA Guidelines, Section 15061, and as supported by the Housing Element Streamlining Checklist form approved on December 20, 2024, no subsequent EIR or addendum is required for approval of the Project.		
SIGNIFICANT EFFECT	<input type="checkbox"/> Project <b>will</b> have a significant effect on the environment. <input type="checkbox"/> Project <b>will not</b> have a significant effect on the environment.	
MITIGATION MEASURES	<input checked="" type="checkbox"/> Mitigation measures <b>were</b> made a condition of project approval. <input type="checkbox"/> Mitigation measures <b>were not</b> made a condition of project approval.	
MITIGATION REPORTING / MONITORING	<input checked="" type="checkbox"/> A mitigation reporting or monitoring plan <b>was</b> adopted for the project. <input type="checkbox"/> A mitigation reporting or monitoring plan <b>was not</b> adopted for the project.	
OVERRIDING CONSIDERATION	<input type="checkbox"/> Statement of Overriding Considerations <b>was</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> adopted. <input type="checkbox"/> Statement of Overriding Considerations <b>was not</b> required.	
ENVIRONMENTAL IMPACT REPORT	<input checked="" type="checkbox"/> An Environmental Impact Report <b>was</b> prepared and certified and findings <b>were</b> 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 type="checkbox"/> An Environmental Impact Report <b>was not</b> prepared for the project.	
NEGATIVE DECLARATION	<input type="checkbox"/> A Negative Declaration or Mitigated Negative Declaration <b>was</b> 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 <b>was not</b> prepared for the project.	
SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT	<input type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was</b> prepared for the project and may be examined at the Office of the City Clerk.* <input checked="" type="checkbox"/> A Sustainable Communities Environmental Assessment <b>was not</b> prepared for the project.	
SIGNATURE (Lead Agency) Stephanie Escobar	TITLE City Planning Associate	DATE OF PREPARATION 3/10/2026
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)