

**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 10 - Hutt
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) 2800 West Jefferson Boulevard	CASE NO. CPC-2024-3112-DB-VHCA ENV-2024-3113-HES-PEIR	
PROJECT APPLICANT Steve Lim, Hanah Lim		
PROJECT DESCRIPTION AND LOCATION The construction, use and maintenance of a six-story, 70-unit, 70,852 square-foot mixed use, multifamily development with a Floor Area Ratio of 3.34:1 and 2,000 square feet of ground floor commercial space, including 45 automobile parking spaces and a total of 6,602 square feet of common open space. The proposed building height is approximately 70 feet. The property is zoned C2-1VL-CPIO. The project provides 60 long-term bicycle parking spaces, and 8 short-term bicycle parking spaces on the ground level. There are no protected trees on the subject property and there are no protected street trees. There are no existing trees on the property to be removed as part of the project. The project is located at 2800 West Jefferson Boulevard.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Gary Benjamin, Alchemy Planning and Land Use		
CONTACT PERSON Isaiah Ross – Los Angeles City Planning Department	STATE CLEARING HOUSE NUMBER SCH -	TELEPHONE NUMBER (213) 238-7731
This is to advise that on _____ the City of Los Angeles has 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) Isaiah Ross 	TITLE City Planning Associate	DATE OF PREPARATION September 22, 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)