


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

(California Environmental Quality Act Guidelines Section 15094)

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| 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) 550 South Shatto Place | CASE NO. ENV-2024-4112-HES | |
| PROJECT APPLICANT Chase Pense, TF Shatto GP, LLC | | |
| PROJECT DESCRIPTION AND LOCATION Demolition of the existing uses, and re-purposing of the existing church building for the construction, use and maintenance of a new eight-story, 262,638 square-foot mixed-use building with 318 dwelling units, including 35 dwelling units (11 percent) set aside for Very Low Income households and 21,482 square feet of commercial space, with a maximum building height of 96 feet over two subterranean levels of parking. The Project includes 234 vehicle parking spaces and a total of 171 bicycle parking spaces (155 long-term spaces and 16 short-term spaces) and 24,431 square feet of open space, including indoor open space areas, common outdoor open space areas, and private balconies. 550 South Shatto Place; 3119 West 6th Street | | |
| NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Tim Moran, Irvine and Associates | | |
| CONTACT PERSON Michelle Carter | STATE CLEARING HOUSE NUMBER 2021010130 | TELEPHONE NUMBER 213.978.1262 |
| This is to advise that on March 13, 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 checked="" type="checkbox"/> Mitigation measures were made a condition of project approval. <input type="checkbox"/> Mitigation measures were not made a condition of project approval. | |
| MITIGATION REPORTING / MONITORING | <input checked="" type="checkbox"/> A mitigation reporting or monitoring plan was adopted for the project. <input 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 City Planner | DATE OF PREPARATION April 8, 2025 |
| SIGNATURE (Office of Land Use and Climate Innovation if applicable) | TITLE | DATE |
| DISTRIBUTION: | | |

Part 1 - County Clerk

Part 2 - Administrative Record

Part 4 - Responsible State Agency (if applicable)

Part 5 - Office of Land Use and Climate Innovation (if applicable)