


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 13
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Echelon Studios 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place Los Angeles, California, 90038 Hollywood Community Plan area		CASE NO. CPC-2021-7331-ZC-HD-VCU-MCU P-SPR; VTT-83478; ENV-2021-7332-MND
PROJECT APPLICANT Santa Monica Boulevard Owner, LLC		
PROJECT DESCRIPTION AND LOCATION The Echelon Studios Project (the "Project") proposes the construction of a new approximately 510,621-square-foot production studio and creative office campus located at 5601 - 5673 West Santa Monica Boulevard, 5612 - 5672 West Virginia Avenue, and 1110 - 1118 North Wilton Place (the "Project Site"), within the Hollywood Community Plan area in the City of Los Angeles (the "City"). The Project has been designed to incorporate a variety of interconnected uses geared toward the entertainment industry in single building, standing up to six stories and 93 feet in height, that would include approximately 109,957 square feet of production studios and related support space, 388,286 square feet of creative office space, and 12,378 square feet of restaurant space on a walkable campus. The Project would also include approximately 981 vehicular parking spaces on-site in a two-level subterranean parking garage and approximately 162 bicycle spaces in the first subterranean parking garage level and on the ground floor. The Project would be built on a 225,456-square-foot lot (including 11,373-square-foot alleyway), resulting in a site-wide Floor Area Ratio (FAR) of up to 2.26 to 1. The Project would require a Vesting Tentative Tract Map for the merger of an existing 11,373-square-foot public alley that runs through the Project Site, subdivision resulting in a ground lot and eight air space lots, and a waiver for all dedication and street widening requirements along North Wilton Place, West Santa Monica Boulevard, and along the public alley. The anticipated outbound haul route from the Project Site would be along Santa Monica Boulevard to the 101 Freeway. Approximately 251,000 cubic yards of soil would be excavated and exported from the Project Site.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Kyndra Casper, DLA Piper		
CONTACT PERSON More Song, City Planner	STATE CLEARING HOUSE NUMBER 2023050182	TELEPHONE NUMBER (213) 978-1319
This is to advise that on October 31, 2023 , 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 <i>effect</i> 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/ SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)	<input checked="" type="checkbox"/> A Negative Declaration, Mitigated Negative Declaration, or Sustainable Communities Environmental Assessment (SCEA) was prepared for the project and may be examined at the Office of the City Clerk.* <input type="checkbox"/> A Negative Declaration, Mitigated Negative Declaration, or Sustainable Communities Environmental Assessment (SCEA) was not prepared for the project.	
SIGNATURE (Lead Agency) 	TITLE City Planner	DATE OF PREPARATION March 11, 2024
SIGNATURE (Office of Planning and Research if applicable)	TITLE	DATE
DISTRIBUTION: Part 1 • County Clerk Part 2 • City Clerk Part 3 • Agency Record Part 4 • Resp. State Agency (if any) Part 5 • Office of Planning and Research (if applicable)	* OFFICE OF THE CITY CLERK Room 395, City Hall 200 N. Spring Street Los Angeles, CA 90012	

Please return to EPS:
200 N. SPRING ST., RM 763
LOS ANGELES, CA 90012

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 Mm nilfnd- i.e. Chk
Nm- f/ml L,r 3/11/M
Department Representative