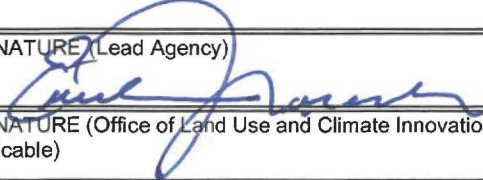


CITY OF LOS ANGELES
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF
DETERMINATION

(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 9 – Price
PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY) Peacock Theater Sign Conversion (777 West Chick Heart Court)	CASE NO. DIR-2025-5390-SPPC ENV-2000-3577-EIR and Addenda	
PROJECT APPLICANT Ted Fikre, L.A. Live Properties, LLC		
PROJECT DESCRIPTION AND LOCATION A Specific Plan Project Compliance Review for the construction, use, and maintenance of a 1,153.78-square foot Electronic Message Display (EMD) sign, replacing the existing 1,120 square foot vinyl wall sign previously approved as sign NT8, within Sign District A-1, Vertical Sign Zone 1 and Sign District B, Vertical Sign Zones 1 and 2, in the Olympic East Subarea of the Los Angeles Sports and Entertainment District Specific Plan.		
NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY Ted Fikre, L.A. Live Properties, LLC		
CONTACT PERSON Erick Morales, Planning Assistant	STATE CLEARING HOUSE NUMBER 2000091046	TELEPHONE NUMBER (213) 202-5440
This is to advise that on June 23, 2026 for Case No. DIR-2025-5390-SPPC, the designee of the Director of Planning (1) FOUND , based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2000-3577-EIR; and pursuant to CEQA Guidelines 15162 and 15164; and as supported by the Addendum and Joint Analysis dated December 2021, that no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project; and (2) APPROVED WITH CONDITIONS a Specific Plan Project Compliance Review to allow the construction, use, and maintenance of a 1,153.78 square-foot Electronic Message Display (EMD) sign, replacing the existing 1,120 square foot vinyl wall sign previously approved as sign NT8, within Sign District A-1, Vertical Sign Zone 1 and Sign District B, Vertical Sign Zones 1 and 2, in the Olympic East Subarea of the Los Angeles Sports and Entertainment District Specific Plan.		
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) 	TITLE Planning Assistant	DATE OF PREPARATION June 23, 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)		

12/17/2025

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 ENV-2000-3572-ER

ERICK MORALES

Department Representative