



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

December 8, 2020

Puede obtener información en Español llamando al (213) 847-3637.

CASE NO.: ENV-2020-3533-EIR

PROJECT NAME: New Beatrice West Project

PROJECT APPLICANT: NSB Associates

PROJECT ADDRESS: 12541 West Beatrice Street, 12575 West Beatrice Street, 12553-12575 West Beatrice Street, and 5410-5454 South Jandy Place, Los Angeles, CA 90066

COMMUNITY PLANNING AREA: Palms-Mar Vista-Del Rey

COUNCIL DISTRICT: 11 - Bonin

PUBLIC COMMENT PERIOD: December 8, 2020–January 8, 2021

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed New Beatrice West Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental effects from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

PROJECT BACKGROUND: The Project was previously considered and approved by the City under Case No. CPC-2016-1208-CU-SPR, and Case No. AA-2017-397-PMEX. To comply with CEQA, the City prepared and adopted a mitigated negative declaration (Case No. ENV-2016-1209-MND). Subsequently, two petitions for writ of mandate were filed and consolidated challenging the City's approvals of the Project, on the grounds, among others, that the City's mitigated negative declaration was inadequate under CEQA (*Karney Management v. City of Los Angeles*, Case No. BS172677 [Consolidated with Case No. 18STCP03226]). The Honorable John A. Torribio of the Los Angeles County Superior Court ruled that the mitigated negative declaration was inadequate as to aesthetics, noise and traffic. On January 21, 2020, the court entered a judgment granting the petition for writ of mandate as to the CEQA cause of action, and denying the remainder of the causes of action. The judgment vacates the City's approval of the mitigated negative declaration and requires that an environmental impact report (EIR) be prepared for the Project. However, the judgment does not invalidate the underlying land use approvals (i.e., CPC-2016-1208-CU-SPR and AA-2017-397-PMEX) which remain valid.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project site consists of property located at 12541 W. Beatrice Street, 12575 W. Beatrice Street, 12553-12575 W. Beatrice Street, and 5410-5454 S. Jandy Place within the Palms–Mar Vista–Del Rey Community Plan area of the City of Los Angeles. (See attached Project Location Map.) The Project site is currently developed with a one-story (20-foot tall), 23,072-square-foot office building and two single-story accessory buildings comprised of 5,044 square feet and 2,144 square feet at 12575 W. Beatrice Street, and a two-story, (26-foot tall), 87,881-square-foot office building at 12541 W. Beatrice Street as well as surface parking.

PROJECT DESCRIPTION: The New Beatrice West Project (Project) includes the construction of an eight-story, 199,500-square-foot office building with 196,100 square feet of office space and 3,400 square feet of ground floor commercial space. As part of the Project, the existing structures at 12575 W. Beatrice Street would be removed while the existing office building at 12541 W. Beatrice Street would be retained. As part of the Project, the existing property lot lines would be adjusted to accommodate a corner landscaped parcel, a building site for the construction of the proposed new building (at 12575 W. Beatrice Street, 12553–12575 W. Beatrice Street, and 5410–5454 S. Jandy Place), and a parcel for the existing building (12541 W. Beatrice Street). When the lot line adjustment is complete, the lot at 12575 W. Beatrice Street would contain approximately 103,281 square feet (2.37 acres) and the lot at 12541 W. Beatrice Street would contain approximately 93,182 square feet (2.14 acres). An approximately 389-square-foot lot would also be created at the corner of Jandy Place and Beatrice Street for landscaping and open space purposes.

The Project would provide 811 parking spaces, exceeding the requirements of the Los Angeles Municipal Code. The majority of the parking spaces (791 spaces) would be provided in a five-level parking structure, including three levels above grade and two subterranean levels, with the remaining spaces (20 spaces) provided in a surface parking area. The Project would include landscaped courtyards and walkways to connect and integrate the proposed building with the office building to remain to create an integrated creative office campus. The Project would provide approximately 38,033 square feet of landscaping throughout the Project site. Construction of the Project is anticipated to be completed in 2024.

The following table identifies the proposed uses for the Project:

Existing Project Site Uses

Existing Uses	Floor Area (sf)
Existing Uses to be Removed	
Office (12575 W. Beatrice Street)	23,072 sf
Accessory (12575 W. Beatrice Street)	7,188 sf
Existing Uses to Remain	
Office (12541 W. Beatrice Street)	87,881 sf

Proposed Uses

Proposed Uses	Floor Area (sf)
Commercial Land Uses	
Retail	3,400 sf
Office	196,100 sf
Total Commercial	199,500 sf
Open Space	
Total Open Space	38,033 sf

PROJECT ENTITLEMENTS: The Applicant requests the following entitlements from the City of Los Angeles:

1. Pursuant to the Los Angeles Municipal Code (LAMC), Site Plan Review to authorize the Project's new buildings and uses;
2. Pursuant to the LAMC, a Conditional Use Permit (CUP) for "Major" development projects;
3. Pursuant to the LAMC, a Parcel Map Exemption – Lot Line Adjustment
4. A haul route, if required, by the Los Angeles Department of Building and Safety; and
5. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR:

Aesthetics, Air Quality, Cultural Resources (Archaeological Resources), Energy, Geology and Soils (Paleontological Resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Public Services (Fire Protection and Police Protection), Transportation, Tribal Cultural Resources, and Utilities and Service Systems (Water Infrastructure and Energy).

FILE REVIEW AND COMMENTS: The Department of City Planning recognizes the unprecedented nature of COVID-19 and, having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications. As a result of the Mayor's "Safer at Home" Order issued on March 19, 2020, means to access project-related materials in-person may be limited. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <https://planning4la.com/development-services/eir/>.

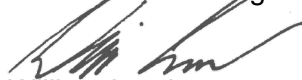
The environmental file is available for public review, by appointment only, at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. Please contact the Staff Planner listed below to schedule an appointment.

The City will consider all written comments regarding the potential environmental effects of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. ENV-2020-3533-EIR, and submit them in writing by **January, 8, 2021, no later than 4:30 P.M.**

Please direct your comments to:

Mail: William Lamborn
City of Los Angeles, Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
E-mail: william.lamborn@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



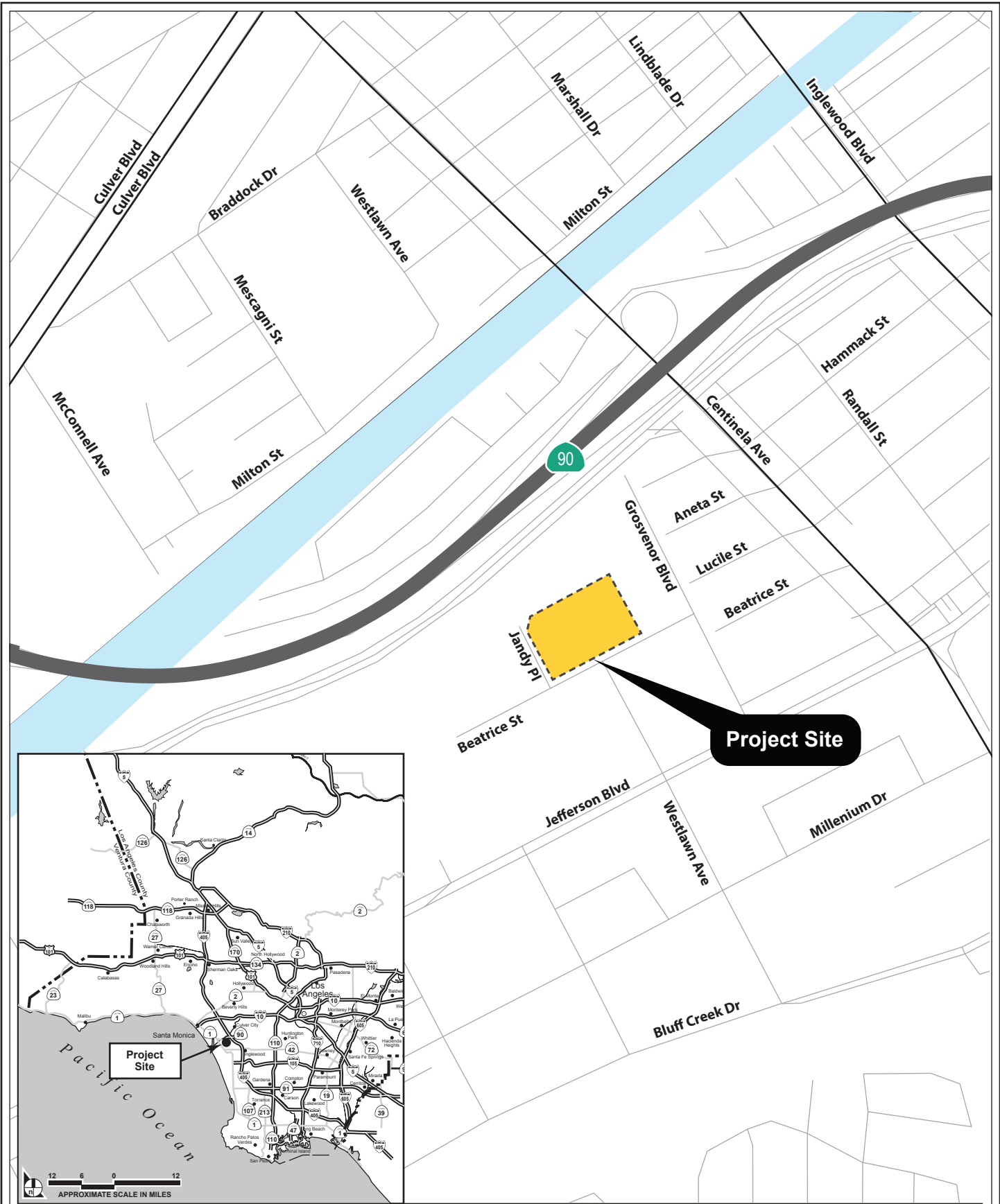
William Lamborn
Major Projects
Department of City Planning
(213) 847-3637

Attachments:

Project Location Map

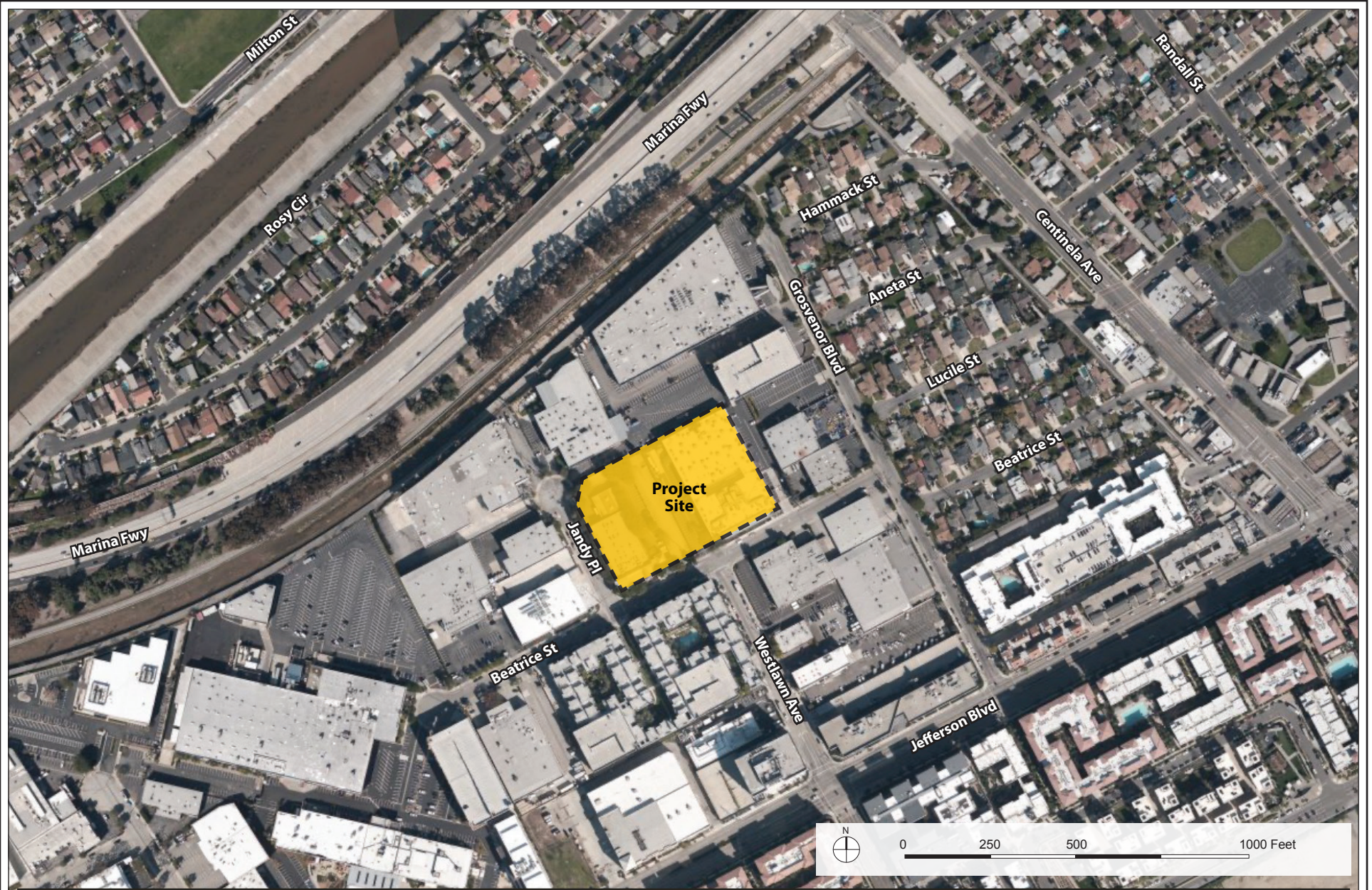
Aerial Photograph of the Project Vicinity

Conceptual Site Plan



Project Location Map

Source: Eyestone Environmental, 2020.



Aerial Photograph of the Project Vicinity



Conceptual Site Plan

Source: Eyestone Environmental, 2020.