

ENVIRONMENTAL IMPACT REPORT (EIR), DRAFT EIR, No. ENV-2020-3533-EIR [STATE CLEARINGHOUSE (SCH) No. 2020120119], FINAL EIR, AND ERRATUM (COLLECTIVELY, NEW BEATRICE WEST PROJECT EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, AND RELATED CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS; and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an EIR appeal filed for the properties located at 12531 - 12575 West Beatrice Street; and 5410 - 5454 South Jandy Place.

Recommendations for Council action:

1. FIND, that the City Council has reviewed and considered the information contained in the EIR, which includes the Draft EIR, No. ENV-2020-3533-EIR (SCH No. 2020120119) dated January 2024, the Final EIR, dated February 2025, and the Erratum dated February 2025 (collectively, New Beatrice West Project EIR), as well as the whole of the administrative Record.
 - a. CERTIFY that:
 - i. The New Beatrice West Project EIR has been completed in compliance with the California Environmental Quality ACT (CEQA).
 - ii. The New Beatrice West Project EIR was presented to the City Council as a decision-making body of the lead agency.
 - iii. The New Beatrice West Project EIR reflects the independent judgment and analysis of the lead agency.
 - b. ADOPT the following:
 - i. The related and prepared New Beatrice West Project Environmental Findings.
 - ii. The Statement of Overriding Considerations.
 - iii. The Mitigation Monitoring Program prepared for the New Beatrice West Project EIR.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Lozeau Drury LLP, Mitchell Thielemann), and THEREBY SUSTAIN the LACPC's determination in approving an EIR as the environmental clearance for the demolition of an existing 23,072 square-foot office building and two accessory buildings, totaling 7,188 square feet; the retention of an 87,881 square-foot office building; and the construction of a new eight-story office building with up to 196,100 square feet of office space and 3,400 square feet of ground floor commercial space, upon completion, the Project would total 287,381 square feet of floor area on an approximately 4.5-acre site, with a Floor Area Ratio of 1.46:1, the new office building would include three above-grade and two subterranean levels of parking (additional parking would be provided in the surface parking lot adjacent to the existing office building located at 12541 West Beatrice Street) and would have a maximum building height of 135 feet to the top of the parapet; for the properties located at 12531 - 12575 West Beatrice Street; and 5410 - 5454 South Jandy Place.

Applicant: NSB Associates, Inc.

Representative: Clare Bronowski, Rand, Paster & Nelson, LLP

Case No. ENV-2020-3533-EIR-1A

Environmental No. ENV-2020-3533-EIR

Related Cases: CPC-2016-1208-CU-SPR-1A; AA-2017-397-PMEX-1A; ENV-2016-1209-MND

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on June 24, 2025, the PLUM Committee considered a report from the LACPC and an EIR appeal for the properties located at 12531 - 12575 West Beatrice Street; and 5410 - 5454 South Jandy Place. Department of City Planning staff provided an overview of the matter. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and thereby sustain the LACPC's determination in approving the EIR as the environmental clearance for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	YES
RAMAN:	YES

CR/dl
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-NOT OFFICIAL UNTIL COUNCIL ACTS-