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**Council and Public Services Division**  
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May 30, 2025

ENV-2020-3533-EIR-1A  
Council District 11

## **NOTICE TO APPLICANT(S), OWNER(S), APPELLANT(S), NEIGHBORHOOD COUNCIL, AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing in-person on **Tuesday, June 24, 2025** at approximately **2:00 P.M.**, or soon thereafter, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: 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 findings; report from the Los Angeles City Planning Commission (LACPC); and, an Appeal filed by Supporters Alliance for Environmental Responsibility (SAFER) (Representative: Lozeau Drury LLP, Mitchell Thielemann), from 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 Case Nos.: CPC-2016-1208-CU-SPR-1A; AA-2017-397-PMEX-1A; ENV-2016-1209-MND

Note that pursuant to Los Angeles Municipal Code Chapter 1A, Section 13B.11.1.F.8, all appeal related documents filed by or on behalf of the appellant must be filed with the City Clerk no later

than 5 business days prior to the date set for the hearing. Appeal-related documents filed by any party other than the appellant (or the appellant's representatives) must be filed with the City Clerk no later than 2 business days prior to the date of the hearing. Documents submitted after these deadlines will be marked late and shall not be considered by the City Council in its review and decision on the appeal.

The audio for this meeting is broadcast live on the internet at: <https://clerk.lacity.org/calendar>.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133. For Telecommunication Relay Services for the hearing impaired, please visit this site for information: <https://www.fcc.gov/consumers/guide/telecommunications-relay-services-trs>.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012, or submitted through the Public Comment Portal: [www.LACouncilComment.com](http://www.LACouncilComment.com).

In addition, you may view the contents of Council file No. **17-1041-S1** by visiting: [www.lacouncilfile.com](http://www.lacouncilfile.com).

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

<b>For inquiries about the project, contact City Planning staff:</b>		
Kathleen King	(213) 847-3624	<a href="mailto:kathleen.king@lacity.org">kathleen.king@lacity.org</a>
<b>For inquiries about the meeting, contact City Clerk staff:</b>		
Candy Rosales	(213) 978-1078	<a href="mailto:clerk.plumcommittee@lacity.org">clerk.plumcommittee@lacity.org</a>

Candy Rosales  
Deputy City Clerk, Planning and Land Use Management Committee

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.