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June 23, 2025

**VIA EMAIL**

Chair Blumenfield and Honorable Members of the  
Planning and Land Use Management Committee  
City of Los Angeles City Council  
201 N. Spring Street, 4th Floor  
Los Angeles, CA 90012

[clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org)

**Re: 12531-12575 West Beatrice Street and 5410-5454 South Jandy Place (ENV-2020-3533-EIR) /  
Council File 17-1041**

Dear Honorable Committee Members:

We submit this letter on behalf of the applicant, NSB Associates, Inc., in support of the certification of the Final Environmental Impact Report ("EIR") pursuant to the California Environmental Quality Act ("CEQA") for the creative office project ("Project") located at 12531-12575 West Beatrice Street and 5410-5454 South Jandy Place ("Site") in the City of Los Angeles ("City"). Approved in 2018, the Project has been subject to litigation (Case No. BS172677 consolidated with Case No. 18STCP03226) brought by a neighboring commercial property owner, which resulted in a court order requiring that the City prepare an EIR for the Project. However, the court did not vacate the underlying Project land use entitlements, which remain in effect. Accordingly, the only item under consideration for the Project today is the certification of the Final EIR prepared in response to the court's order, and not approval of the underlying land use entitlements.

The Project will replace an existing office building with a new creative office building designed by world-renowned architect Frank Gehry and will retain an existing low-rise creative office building housing Gehry Studios currently on a portion of the Site, resulting in an integrated office campus in the Playa Vista area. The Project is entirely consistent with the existing M2 zoning, and was approved pursuant to a Major Development Project Conditional Use Permit, a Site Plan Review and a Parcel Map Exemption. This creative office campus Project garnered widespread support from community stakeholders, businesses, the Council Office and the Del Rey Neighborhood Council. The Project was approved unanimously by the City Planning Commission and then, on appeal, by the City Council in 2018.

Following a lengthy litigation process, the City undertook the preparation of a full EIR for the Project. The Draft EIR, which comprehensively analyzes the Project's potential environmental impacts, was made available to for public review and comment for 47 days, starting on January 4, 2024 and ending

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on February 20, 2024. The Final EIR responds to all public and agency comments received. Together, the Draft and Final EIR, exhaustively analyze the potential impacts of the Project and is in full compliance with the requirements of CEQA.

The Final EIR was certified by the City Planning Commission after a hearing was held on March 12, 2025, and the letter of determination was issued on April 2, 2025. On April 8, 2025, Supporters Alliance for Environmental Responsibility filed an appeal ("SAFER Appeal") of the City Planning Commission's certification of the Final EIR. All comments and issues raised in the SAFER Appeal have been addressed in the record for the Project.

The Final EIR is the culmination of a multiple-year-long process and the tireless efforts of staff, for which we are grateful. Today is the final step to allow this well-designed, high-quality Project to move forward. We respectfully request that the City Council certify the Final EIR for the Project, which will bring jobs, world-class architecture, open space, ground floor retail, and pedestrian amenities to a vibrant commercial area of Playa Vista.

Sincerely,

A handwritten signature in black ink that reads "Clare Bronowski". The signature is written in a cursive, flowing style.

Clare Bronowski  
RAND PASTER & NELSON, LLP

CB:smd

cc: Kathleen King  
Jeff Khau (CD 11)