



NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

January 4, 2024

Puede obtener información en Español acerca de este documento llamando al (213) 847-3686.

ENVIRONMENTAL CASE NO.:	ENV-2020-3533-EIR
STATE CLEARINGHOUSE NO.:	2020120119
PROJECT NAME:	New Beatrice West Project
PROJECT APPLICANT:	NSB Associates
PROJECT ADDRESS:	12531–12553 West Beatrice Street, 12565–12575 West Beatrice Street, and 5410–5454 South Jandy Place, Los Angeles, CA 90066
COMMUNITY PLAN AREA:	Palms-Mar Vista-Del Rey
COUNCIL DISTRICT:	11—Park
PUBLIC COMMENT PERIOD:	January 4, 2024–February 20, 2024

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed New Beatrice West Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

PROJECT DESCRIPTION:

The Project proposes the demolition of an existing 23,072-square-foot office building and two accessory buildings, totaling 7,188 square feet, and the retention of an 87,881-square-foot office building. Additionally, the Project proposes 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. The Project would total 199,500 square feet of floor area, for a Floor Area Ratio (FAR) of 1.46:1 and a maximum building height of 135 feet to the top of the parapet. Vehicle parking would be provided within a five-level parking structure (including three above-grade and two subterranean levels) and a surface parking lot.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: on-site and off-site construction noise and on-site and off-site construction vibration impacts related to human annoyance. All other potential impacts would be less than significant or mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS:

The Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 North 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 Draft EIR is available online at the Department of City Planning's website at <https://planning.lacity.org/project-review/environmental-review/published-documents>, click on "Environmental Impact Reports (EIRs)" and search for "New Beatrice West Project" or the EIR number. Copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) Playa Vista Branch Library, 6400 Playa Vista Drive, Los Angeles, CA 90094
- 3) Mar Vista Branch Library, 12006 Venice Boulevard, Los Angeles, CA 90066

The Draft EIR can also be purchased on USB for \$5.00 per copy. Contact Bob Babajian at (213) 978-1305 to purchase copies.

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Tuesday, February 20, 2024, no later than 4:00 p.m.**

Please direct your comments to:

Mail: Bob Babajian
City of Los Angeles, Department of City Planning
221 N. Figueroa Street Suite 1350
Los Angeles, CA 90012

E-mail: Bob.Babajian@lacity.org

VINCENT P. BERTONI, AICP
Director of Planning



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