



New Beatrice West Project

Environmental Case: ENV-2020-3533-EIR
State Clearinghouse No. 2020120119

Project Location: 12531–12553 W. Beatrice Street, 12565–12575 W. Beatrice Street, and 5410–5454 S. Jandy Place, Los Angeles, California 90066

Community Plan Area: Palms–Mar Vista–Del Rey

Council District: 11—Park

Project Description: The Project includes the construction of a new eight-story office building with a total floor area of 199,500 square feet comprised of 196,100 square feet of office space and 3,400 square feet of ground floor commercial space. 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), and a parcel for the existing building to remain (at 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 in accordance with the requirements of the Los Angeles Municipal Code (LAMC). The majority of the parking spaces (791 spaces) would be provided in five levels of structured parking, 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 31,233 square feet of landscaping throughout the Project site. Construction of the Project is anticipated to be completed in 2025. 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.

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The City of Los Angeles
Department of City Planning

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