

## **II. Project Description**

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### A. Project Summary

The New Beatrice West Project (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.<sup>1</sup> The Project is proposed on a 196,463-square-foot (4.51-acre) site located at 12531–12553 West Beatrice Street (identified herein as 12541 W. Beatrice Street) and 12565–12575 West Beatrice Street and 5410–5454 South Jandy Place (identified herein as 12575 W. Beatrice Street) (collectively, Project site) in the Palms–Mar Vista–Del Rey Community Plan (Community Plan) area of the City of Los Angeles (City).

The Project site is currently occupied with a 23,072-square-foot office building and two accessory buildings of 5,044 square feet and 2,144 square feet at 12575 W. Beatrice Street, and an 87,881-square-foot office building at 12541 W. Beatrice Street. 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. 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 (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, fulfilling 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

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<sup>1</sup> All square-footage numbers represent floor area as defined by the Los Angeles Municipal Code (LAMC). Specifically, consistent with LAMC Section 12.03, floor area includes the area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and basement storage areas.

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.

The Project was previously considered and approved by the City under Case No. CPC-2016-1208-CU-SPR, which was approved by the City Planning Commission on August 18, 2017, and Case No. AA-2017-397-PMEX, which was approved by the Advisory Agency on June 7, 2018. To comply with CEQA, the City prepared and adopted a mitigated negative declaration (Case No. ENV-2016-1209-MND). Two appeals were filed and heard by the City. The appeal of Case No. CPC-2016-1208-CU-SPR was denied by the City Council on February 7, 2018; and the appeal of Case No. AA-2017-397-PMEX was denied by the City Planning Commission on November 19, 2018.

Subsequently, two petitions for writ of mandate were filed and consolidated challenging the City's approvals of the Project, on the grounds, among others, that the City's mitigated negative declaration was inadequate under CEQA (*Karney Management v. City of Los Angeles*, Case No. BS172677 [Consolidated with Case No. 18STCP03226]). The Honorable John A. Torribio of the Los Angeles County Superior Court ruled that the mitigated negative declaration was inadequate as to aesthetics, noise, and traffic. On January 21, 2020, the court entered a judgment granting the petition for writ of mandate as to the CEQA cause of action, and denying the remainder of the causes of action. The judgment vacates the City's approval of the mitigated negative declaration and requires that an environmental impact report (EIR) be prepared for the Project. However, the judgment does not invalidate the underlying approvals (i.e., CPC-2016-1208-CU-SPR and AA-2017-397-PMEX) which remain valid.

This EIR is being prepared pursuant to the judgment in *Karney Management v. City of Los Angeles*, Case No. BS172677 (Consolidated with Case No. 18STCP03226). For purposes of this EIR, the Project is analyzed in the context existing prior to the adoption of any Project approvals or entitlements by the City. Thus, all impacts of the Project's discretionary approvals will be considered.

## **B. Environmental Setting**

### **1. Project Location**

The Project site consists of property located at 12531–12553 W. Beatrice Street, 12565–12575 W. Beatrice Street, and 5410–5454 S. Jandy Place within the Palms–Mar Vista–Del Rey Community Plan area of the City of Los Angeles. The Project site is located

within a generally commercial office and industrial area and is bounded by office uses and surface parking immediately to the north, with State Route 90 (SR 90) located further north; office and surface and structure parking immediately to the east with Grosvenor Boulevard located further east; Beatrice Street to the south; and Jandy Place to the west. Across Beatrice Street to the south is a five-story apartment building; across Jandy Place to the west are converted warehouse structures used for office uses and surface parking. Further to the south of the Project site is Jefferson Boulevard, and across Jefferson Boulevard is the large mixed use office, retail and residential community of Playa Vista. A vicinity map of the Project site and surrounding area is provided in Figure II-1 on page II-4, and an aerial view of the Project site and vicinity is included in Figure II-2 on page II-5.

Regional access to the Project site is provided by SR 90, located just north of the Project site, and Interstate 405, located approximately one mile east of the Project site. Local access to the Project site is provided by several local streets and avenues, including Centinela Avenue, Sepulveda Boulevard, and Jefferson Boulevard.

## 2. Existing Uses

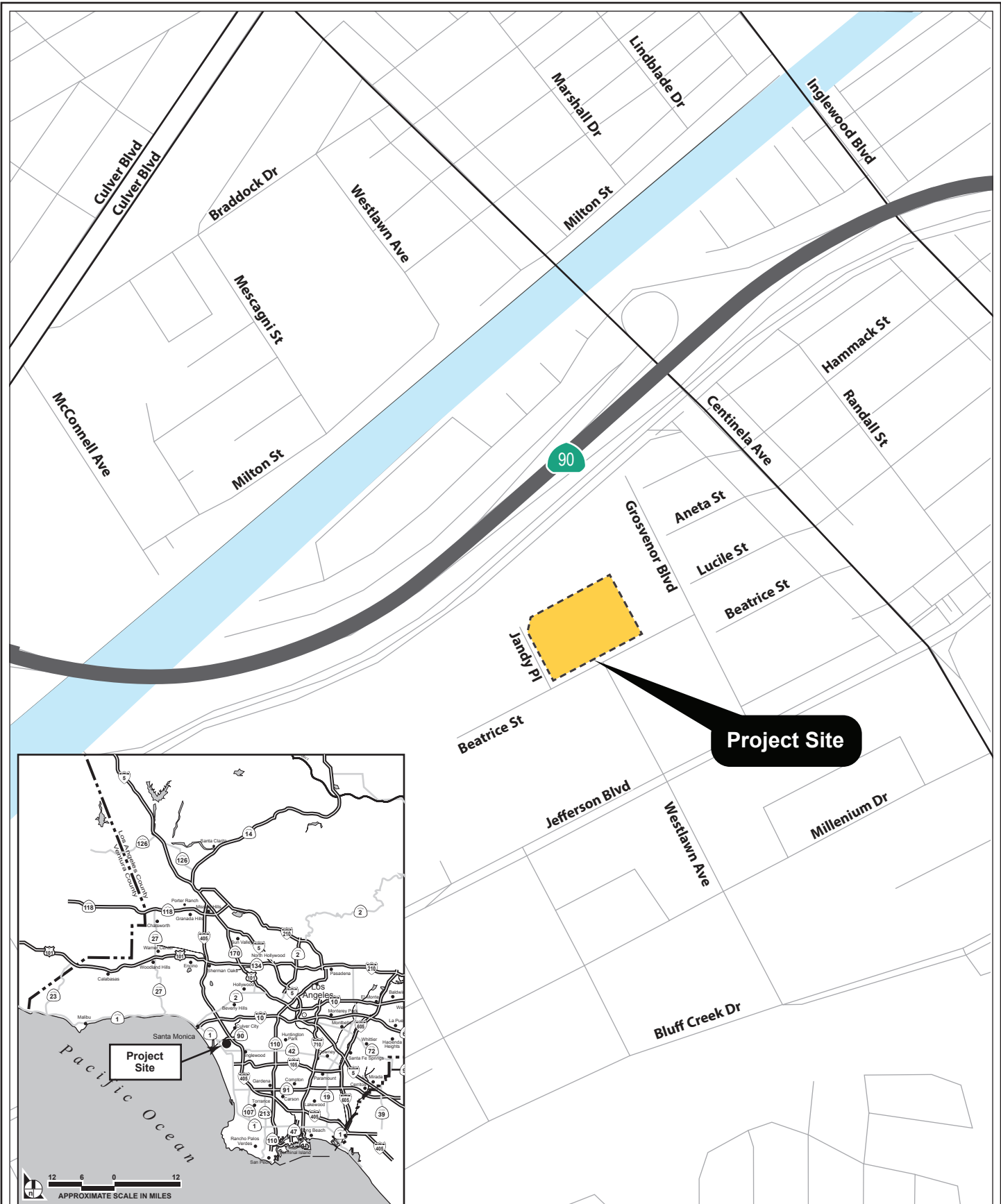
### a. Existing Project Site Conditions

The Project site is currently developed with a one-story (20-foot-tall), 23,072-square-foot office building and two single-story accessory buildings comprised of 5,044 square feet and 2,144 square feet at 12575 W. Beatrice Street, and a two-story (26-foot-tall), 87,881-square-foot office building at 12541 W. Beatrice Street as well as surface parking. Vehicular and pedestrian access to the Project site is provided along Beatrice Street and along Jandy Place, with one driveway on Jandy Place and four driveways on Beatrice Street. The Project site contains limited to sparse landscaping in the form of trees, hedges, and shrubs. Specifically, there are approximately 61 trees on the Project site, including 51 Tipuana (*Tipuana tipu*) trees, 8 Ficus species (*benjamina*, *retusa* and *rubiginosa*), and 2 California sycamore (*Platanus racemosa*) trees, which are considered a protected species under City of Los Angeles ordinance.<sup>2,3</sup>

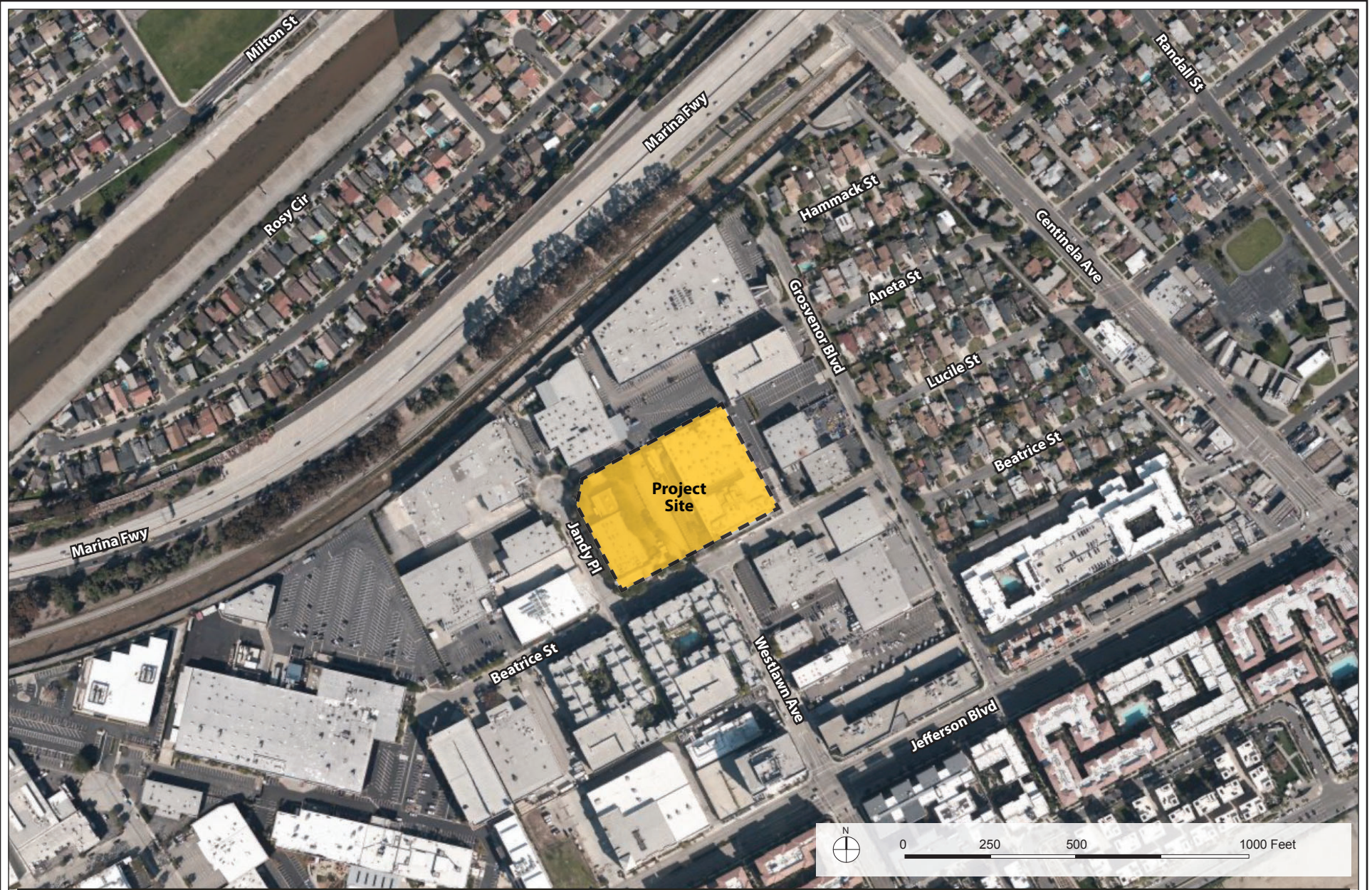
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<sup>2</sup> *The City of Los Angeles Protected Tree Regulations apply to Oak, Southern California Black Walnut, Western Sycamore, and California Bay tree species that are native to Southern California, and excludes trees grown by a nursery or trees planted or grown as part of a tree planting program. In addition, protected status was expanded to include two species of native shrubs that include Mexican Elderberry and Toyon and excludes shrubs grown or held for sale by a licensed nursery.*

<sup>3</sup> *Arbor Essence. Tree Survey, September 15, 2020, updated May 2022. Refer to Appendix B of this Draft EIR.*



**Figure II-1**  
Project Location Map



**Figure II-2**  
Aerial Photograph of the Project Vicinity

## b. Land Use and Zoning

The Project site is located within the Palms–Mar Vista–Del Rey Community Plan area of the City and has a Light Industrial land use designation. The Project site is zoned M2-1 (Light Industrial, Height District 1), which also permits M1 or MR2 uses; airport or aircraft landing field; automobile dismantling yard; cemetery; circus quarters; morgue; riding academy or stable; rifle range; curing, composting, and mulching facilities; and cargo container storage yard. Height District 1 within the M2 Zone has no height limit but restricts the maximum Floor Area Ratio (FAR) to 1.5 to 1.

## 3. Surrounding Land Uses

The Project site is located within a commercial office and industrial low- and medium-rise, mixed-use neighborhood. The area surrounding the Project site includes a variety of land uses, including office, light industrial, and manufacturing uses interspersed with multi-family and single-family residential uses. Specifically, land uses surrounding the Project site include office uses immediately north, east, and west of the Project site with commercial and multi-family uses located south of the Project site (across Beatrice Street). Adjacent to the eastern side of the Project site are two-story commercial office/industrial buildings. Further east of the Project site, across Grosvenor Boulevard, are single-family residences filling the area from Hammack Street to Beatrice Street. A five-level parking structure is located adjacent to the Project site's northeastern side. The Centinela Creek Channel and State Route 90 are also located further north of the Project site.

## C. Project Objectives

California Environmental Quality Act (CEQA) Guidelines Section 15124(b) states that the project description shall contain “a statement of the objectives sought by the proposed project.” CEQA Guidelines Section 15124(b) further states that “the statement of objectives should include the underlying purpose of the project.” The underlying purpose of the Project is to redevelop the infill Project site with an integrated office campus that would generate new economic opportunities and supporting growing industries located within the Palms–Mar Vista–Del Rey community. The Project’s specific objectives are as follows:

- Support the Community Plan’s Goal 2 to build a strong and competitive commercial sector which promotes economic vitality and serves the needs of the community through the redevelopment and replacement of an older industrial building with a modern commercial building that will respond to the evolving needs of a growing creative office commercial sector;
- Promote the Community Plan’s Objective 2-1 to provide opportunities for new commercial development and services within existing commercial areas through

the development of a commercial project that would strengthen the economic vitality of the area without introducing incompatible uses;

- Create an interactive creative office campus with open space, shared amenities and landscaping while retaining an existing office building on site;
- Activate the property and the neighborhood by providing retail components, including a café, attractive street-level landscaping, bicycle parking, public gathering spaces, and pedestrian amenities;
- Provide significant employment opportunities in office, research, and commercial uses, including media, arts, and design development, which will benefit the community, city, and region;
- Enhance the appearance of the immediate area by providing architecturally interesting and varied design; and
- Offer flexible combinations of spaces to accommodate a variety of different tenants.

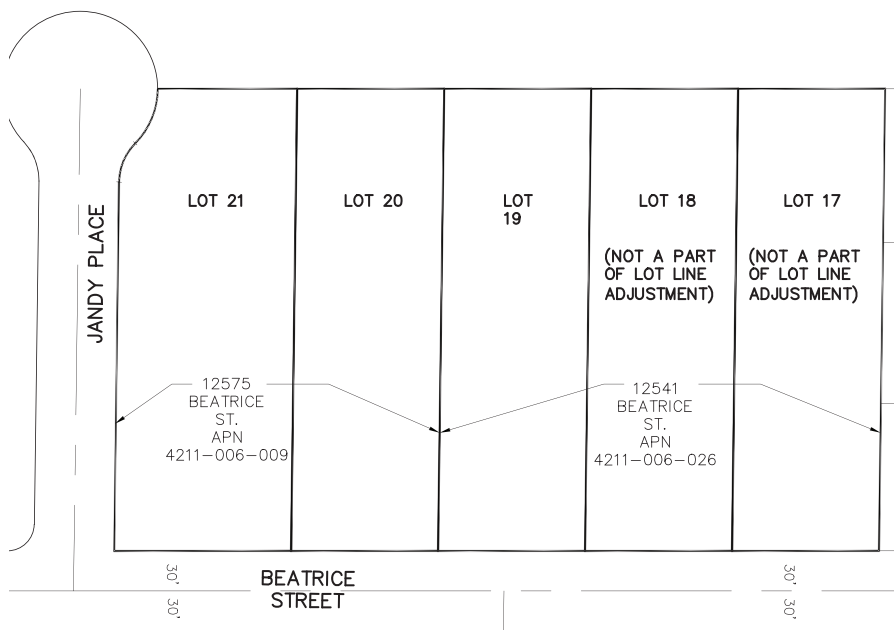
## D. Description of the Project

### 1. Project Overview

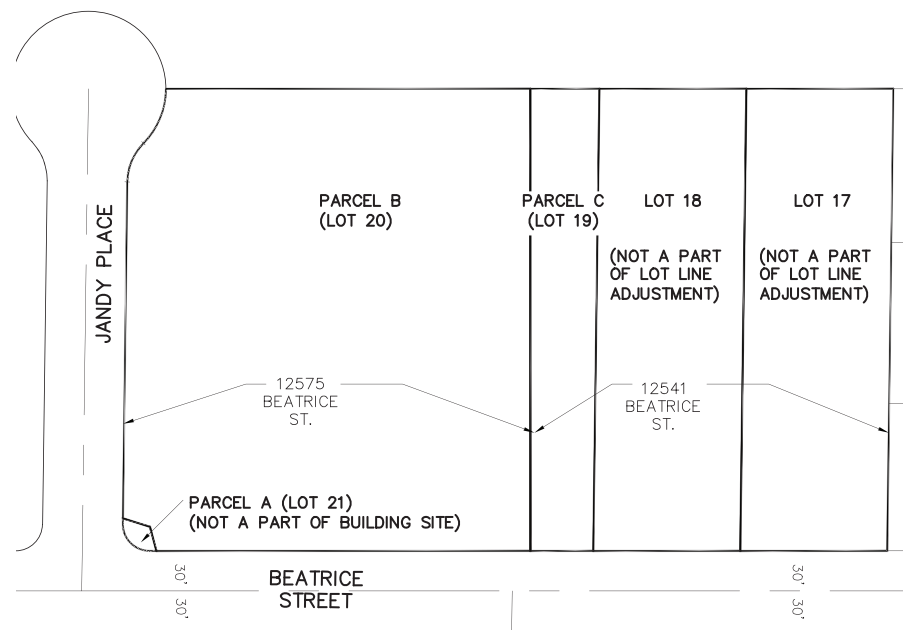
The Project includes the construction of a new eight-story office building with a total floor area of 199,500 square feet comprised of 196,100 square feet of office space and 3,400 square feet of ground floor commercial space. The height of the proposed building would be approximately 135 feet to the top of the roof and 155 feet to the top of the elevator tower. A mechanical penthouse component could extend approximately 20 feet above the roof or parapet height.

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. 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 (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 existing and proposed Project site lot lines are illustrated in Figure II-3 on page II-8.





**Existing Project Site Lot Lines**



**Proposed Project Site Lot Lines**

**Figure II-3**  
Existing and Proposed Project Site Lot Lines

The Project would provide 811 parking spaces, fulfilling the requirements of the 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.

A summary of the proposed development is provided in Table II-1 on page II-10. In addition, a conceptual site plan of the Project is illustrated in Figure II-4 on page II-11 and elevations of the proposed building are shown in Figure II-5 on page II-12 and in Figure II-6 on page II-13.

## 2. Design and Architecture

In recognition of the nearby single-family neighborhood to the east across Grosvenor Boulevard, the Project's tallest elements are oriented away from the residential area. The Project steps down in size and scale modulating in height from the existing 26-foot office building on the eastern portion of the Project site, to the new construction up to 135 feet on the western portion of the Project site. The Project is accented by outdoor areas and extensive landscaping. Street level landscaping, pedestrian amenities, walkways, and retail uses would be added to activate the area. Above grade parking would be screened and integrated into the new building's architecture. Specifically, as illustrated in the conceptual elevations included in Figure II-5 on page II-12 and in Figure II-6 on page II-13, the majority of the proposed parking would not be visible as it would be wrapped by the proposed commercial uses on the ground floor and would be screened using architectural screening elements and landscaping. The creative office campus would involve the new construction of a structure that has been designed with floor plates and ceiling heights varying in size by level, which may be modified to offer flexible combinations of spaces to accommodate different user needs.

## 3. Open Space and Landscaping

The Project would provide approximately 31,233 square feet of landscaped area (e.g., trees, green space, etc.) and 54,583 square feet of hardscape area (e.g., courtyards, pathways, etc.) throughout the Project site and on the building terraces on the upper levels of the proposed building. As summarized in Table II-2 on page II-14, each of the Project's upper levels provide landscaped terrace areas that are accessible to future Project tenants. The eighth level provides a large terrace with seating and landscaped areas that is accessible to all future Project tenants.

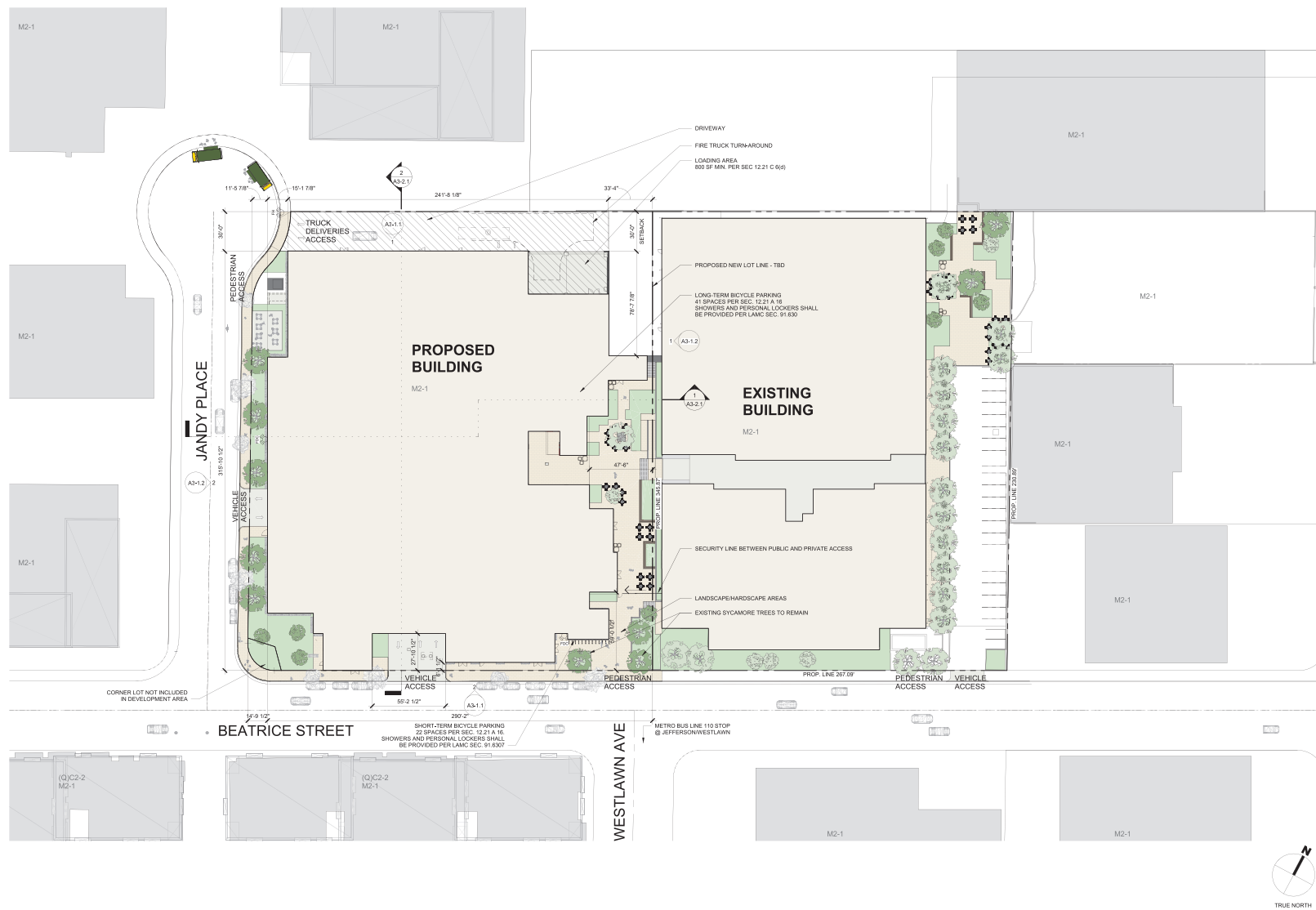
**Table II-1  
Proposed Development Program**

<b>Project Aspect</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area	4.52 ac (196,764 sf)	4.51 ac (196,456 sf)
Floor Area	Total: 118,141 sf/0.60 FAR	Total: 287,381 sf/1.46 FAR
	12575 Beatrice Street: 30,260 sf	12575 Beatrice Street: 199,500 sf
	12541 Beatrice Street: 87,881 sf	12541 Beatrice Street: 87,881 sf
Height	26 feet maximum	135 feet maximum (155 feet with elevator shaft)
Vehicle Parking	299 spaces	811 spaces
Bicycle Parking	None	22 short-term spaces 41 long-term spaces
Landscaping	17,891 sf	31,233 sf (14,936 sf on ground level)
<hr/> <i>ac = acres</i> <i>sf = square feet</i> <i>Source: Eyestone Environmental, 2023.</i>		

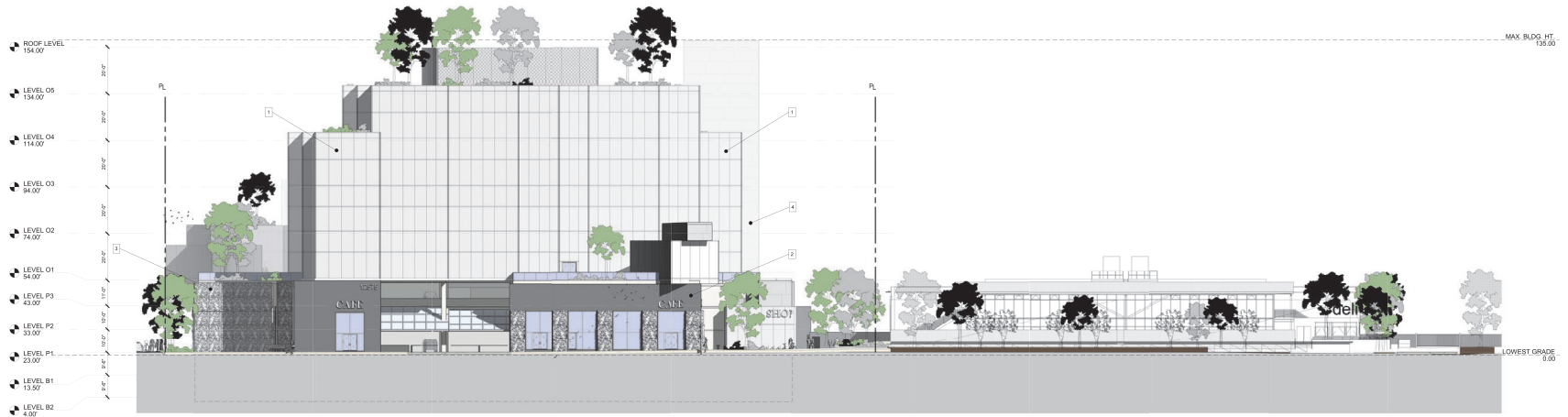
In addition to the landscaped terraces described above, the Project provides an internal landscaped pedestrian courtyard at the ground level, varying between 32 feet to 48 feet wide, between the proposed building at 12575 W. Beatrice Street and the existing commercial building at 12541 W. Beatrice Street, lined with seating areas, trees, and landscaped area providing outdoor open space areas for tenants of both buildings. New hardscape and landscaped areas would also be added to the northeastern portion of 12541 W. Beatrice Street in a new courtyard area with seating, and new trees would be planted along Beatrice Street at the perimeter of the 12541 W. Beatrice Street building, creating a separation between the building and the existing surface parking lot. New street trees along Jandy Place would be planted as part of the Project, and a new landscaped seating area would be provided along Jandy Place, which is proposed to provide streetscape improvements, including pedestrian seating.

There are approximately 61 trees on the Project site, including 51 Tipuana (*Tipuana tipu*) trees, 8 Ficus species (*benjamina*, *retusa* and *rubiginosa*), and 2 California sycamore (*Platanus racemosa*) trees, which are considered a protected species under City of Los Angeles ordinance.<sup>4</sup> The two existing California Sycamore trees would remain on the Project site. In addition, the Project would replace the 59 non-protected trees to be removed

<sup>4</sup> *Arbor Essence. Tree Survey, September 15, 2020, updated May 2022. Refer to Appendix B of this Draft EIR.*



**Figure II-4**  
**Conceptual Site Plan**



**South Building Elevation - Beatrice St.**

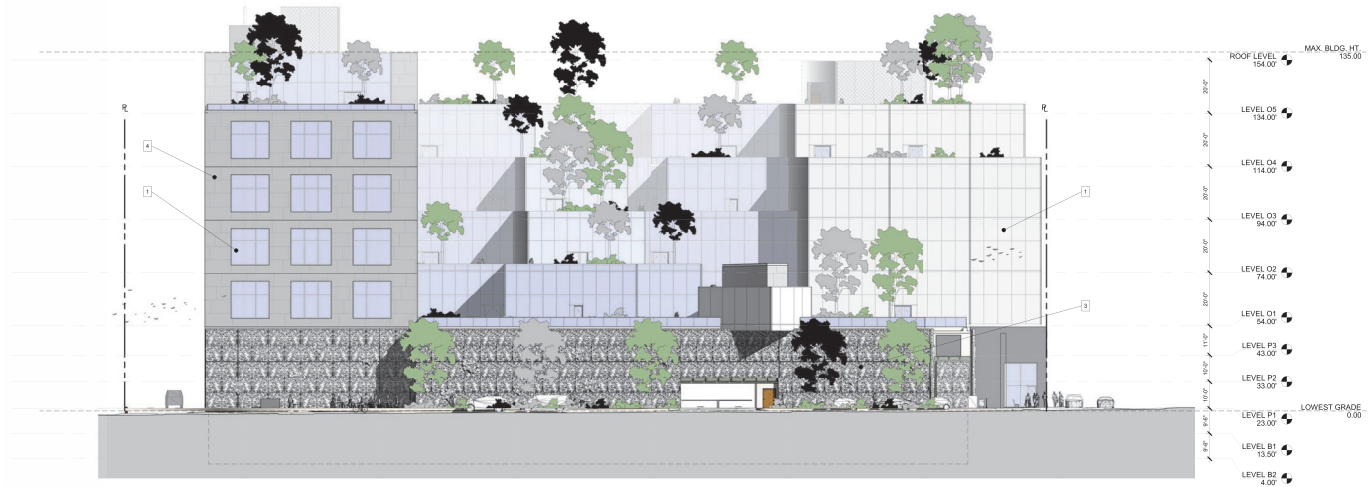
EXTERIOR FINISHES	
1.	LOWE GLASS WINDOW WALL
2.	WHITE PLASTER WALL
3.	GREEN WALL (PLANTED)
4.	INSULATED METAL PANEL



**North Building Elevation**

EXTERIOR FINISHES	
1.	LOWE GLASS WINDOW WALL
2.	WHITE PLASTER WALL
3.	GREEN WALL (PLANTED)
4.	INSULATED METAL PANEL

**Figure II-5**  
Conceptual Elevations – North and South



**West Building Elevation - Jandy Place**

EXTERIOR FINISHES	
1	LOW-E GLASS WINDOW WALL
2	WHITE PLASTER WALL
3	GREEN WALL (PLANTED)
4	INSULATED METAL PANEL



**East Building Elevation - Pedestrian Walk**

EXTERIOR FINISHES	
1	LOW-E GLASS WINDOW WALL
2	WHITE PLASTER WALL
3	GREEN WALL (PLANTED)
4	INSULATED METAL PANEL

**Figure II-6**  
Conceptual Elevations – East and West

**Table II-2  
Summary of Proposed Landscaped Areas**

<b>Location</b>	<b>Size</b>
Building Level 1, including perimeter and internal courtyard	14,936 sf
Building Level 2	0 sf
Building Level 3	0 sf
Building Level 4 terrace/patio	3,351 sf
Building Level 5 terrace/patio	1,373 sf
Building Level 6 terrace/patio	1,129 sf
Building Level 7 terrace/patio	2,448 sf
Building Level 8 terrace/patio	7,996 sf
<b>Total</b>	<b>31,233 sf</b>
<hr/> <i>sf = square feet</i> <i>Source: Chait and Associates, 2020.</i>	

throughout the Project site at a rate of at least 1:1. There are no existing street trees around the Project site perimeter.

#### **4. Access, Parking, and Public Transit**

Vehicular access to the Project site would continue to be provided from Beatrice Street and Jandy Place. On Jandy Place, the Project would include one driveway to access the parking garage with one lane in each direction, in addition to a driveway dedicated to truck deliveries, which is located on the northwestern corner of the Project site. These two driveways would replace the one existing driveway along Jandy Place. On Beatrice Street, the Project would provide one driveway to access the parking garage with two lanes entering and one lane exiting the garage, in addition to the existing driveway on Beatrice Street that currently serves the building at 12541 W. Beatrice Street. Pedestrian access to the Project site would be from Beatrice Street, Jandy Place, and from the internal courtyard at the ground level between the proposed building at 12575 W. Beatrice Street and the existing commercial building at 12541 W. Beatrice Street.

Per LAMC Section 12.21.A.4(c), the Project would be required to provide 586 parking spaces.<sup>5</sup> The Project would provide a total of 811 parking spaces, exceeding the

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<sup>5</sup> Pursuant to LAMC Sections 12.21.A.4(c), (j)(3) and (k) both the office and retail components of the Project require one space for each 500 square feet of floor area; café uses are provided one space per 100 square feet of floor area.

requirements of the LAMC. Of the 811 parking spaces, 791 spaces would be provided in a five-level parking structure, including two levels of subterranean parking and three above ground parking levels. Excavation for the subterranean parking levels would extend to a depth of approximately 22 feet, with the finished floor at a depth of approximately 19 feet. The remaining 20 parking spaces would be provided in a surface parking area on the east side of the 12541 W. Beatrice Street office building to remain. The proposed parking would serve both the newly constructed office building as well as the existing office building to remain. Additionally, the Project would include 22 short-term and 41 long-term bicycle parking spaces along with showers and locker rooms, in compliance with Section 91.6307 of the LAMC (Ordinance No. 185480). The Project would also include 244 parking spaces capable of supporting future electric vehicle EV supply equipment, and 82 parking spaces with EV chargers, which would include a label stating "EV CAPABLE" posted in a noticeable place at the service panel or subpanel and next to the raceway termination point (Ordinance No. 186485).

The Project site is served by a variety of public transit options, including a number of local and regional bus lines along Jefferson Boulevard serviced by the Los Angeles County Metropolitan Transit Authority (Metro) and the Los Angeles Department of Transportation (LADOT). The bus lines include Metro Local lines 108 and 110, and Commuter Express line 437B. Other transit options include Culver City Bus Line 4 and Big Blue Bus Line 14, both located along Jefferson Boulevard.

## 5. Lighting and Signage

The Project would include low-level exterior lights adjacent to the proposed building and along pathways for security and wayfinding purposes. In addition, low-level lighting to accent signage, architectural features, and landscaping elements would be incorporated throughout the Project site. All lighting would comply with current energy standards and codes, as well as design requirements while providing appropriate light levels. Project lighting would be designed to provide efficient and effective on-site lighting while minimizing light trespass from the Project site onto adjacent properties, reducing sky-glow, and improving nighttime visibility through glare reduction. Specifically, all on-site exterior lighting would be automatically controlled via photo sensors to illuminate only when required and would be shielded or directed toward areas to be illuminated to limit spill-over onto nearby residential uses. Where appropriate, interior lighting would be equipped with occupancy sensors and/or timers that would automatically extinguish lights when no one is present. All exterior and interior lighting would meet high energy efficiency requirements utilizing light-emitting diode (LED) or efficient fluorescent lighting technology.

Proposed signage would be designed to be aesthetically compatible with the existing and proposed architecture of the Project site and would comply with the LAMC. Proposed signage would include identity signage, building and tenant signage, and general ground



level and way-finding pedestrian signage. No off-premises or billboard advertising is proposed as part of the Project. The Project would not include signage with flashing, mechanical, or strobe lights. New signage would be architecturally integrated into the design of the proposed building and would establish appropriate identification for the proposed uses. Project signage would be illuminated via low-level, low-glare external lighting, internal halo lighting, or ambient light. Exterior lighting for signage would be directed onto signs to avoid creating off-site glare. Illumination used for Project signage would comply with light intensities set forth in the LAMC and as measured at the property line of the nearest residentially zoned property.

## 6. Sustainability Features

The Project would be designed and constructed to incorporate features to support and promote environmental sustainability. “Green” principles are incorporated throughout the Project to comply with the City of Los Angeles Green Building Code and the sustainability intent of the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) program to meet the standards of LEED Silver® or equivalent green building standards. These include energy conservation, water conservation, and waste reduction features to support and promote environmental sustainability, including but not limited to: Energy Star appliances; plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) that comply with the performance requirements specified in the City of Los Angeles Green Building Code; weather-based irrigation system; and water-efficient landscaping.

## 7. Anticipated Construction Schedule

Construction of the Project would commence with demolition of the existing on-site structures. This phase would be followed by grading and excavation for the subterranean parking. Building foundations would then be laid, followed by building construction, paving/concrete installation, and landscape installation. Project construction is anticipated to occur over an approximate 18-month period and be completed in 2025. It is estimated that approximately 59,000 cubic yards of export would be hauled from the Project site.

## E. Requested Permits and Approvals

As described above, the judgment in *Karney Management v. City of Los Angeles*, Case No. BS172677 (Consolidated with Case No. 18STCP03226), did not set aside the underlying Site Plan Review, Conditional Use Permit and Lot Line Adjustment approvals (i.e., CPC-2016-1208-CU-SPR and AA-2017-397-PMEX-1A). However, this EIR considers the context of the Project as the context existing prior to all Project approvals.

The list below includes the anticipated requests for approval of the Project. The Environmental Impact Report will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Section 12.24.U.14, a Conditional Use Permit (CUP) for “Major” development projects;
- Pursuant to LAMC Section 16.05, Site Plan Review to authorize the Project’s new buildings and uses;
- Pursuant to LAMC Section 17.50B3c, a Parcel Map Exemption—Lot Line Adjustment;
- A haul route, if required, by the Los Angeles Department of City Planning; and
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.