



NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT

*Puede obtener información en Español acerca de esta junta llamando al (213) 847-3686 or
rey.fukuda@lacity.org*

February 24, 2025

ENVIRONMENTAL CASE NO.:	ENV-2020-3533-EIR
STATE CLEARINGHOUSE NO.:	2020120119
PROJECT NAME:	New Beatrice West Project
PROJECT APPLICANT:	NSB Associates
PROJECT ADDRESS:	12531--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

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared an Environmental Impact Report (EIR) for the proposed New Beatrice West Project (Project) to assess potential environmental impacts. An EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of CEQA, for a 47-day public review period from January 4, 2024 to February 20, 2024.

The Final EIR was released on February 24, 2025 and includes a response to comments received during the public review period and includes text revisions to the Draft EIR in response to input received. Unlike the Draft EIR, comments on the Final EIR are not required to be responded to by the City. If written comments are received, they will be included in the case file for the record and will be provided to the decision-maker for consideration. The EIR will be submitted to the decision-maker for requested certification and action on the Project.

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; 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 (FAR) of 1.46:1. The new office building would include three above-grade and two subterranean levels of parking and would have a maximum building height of 135 feet to the top of the parapet.

FILE REVIEW: The Final EIR and the documents referenced in the Final EIR are available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, LA CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. The Final EIR will be available online at the Department of City Planning website at: <https://planning.lacity.gov/development-services/eir> and digital copies are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West 5th 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

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