

LOS ANGELES  
DEPARTMENT OF CITY  
PLANNING

221 North Figueroa St., Suite 1350  
Los Angeles, CA 90012



# FINAL ENVIRONMENTAL IMPACT REPORT

## 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 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.

**PREPARED FOR:**

The City of Los Angeles  
Department of City Planning

**PREPARED BY:**

Eyestone Environmental, LLC

**APPLICANT:**

NSB Associates

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