

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020120119

Project Title: New Beatrice West Project

Lead Agency: City of Los Angeles Contact Person: Kathleen King
 Mailing Address: 221 North Figueroa Street, Suite 1350 Phone: 213-847-3624
 City: Los Angeles Zip: 90012 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Los Angeles
 Cross Streets: Beatrice Street, Jandy Place, Westlawn Avenue Zip Code: 90066

Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ' 53.8356 " N / 118 ° 24 ' 53.5644 " W Total Acres: 4.51

Assessor's Parcel No.: 4211006009 and 4211006026 Section: _____ Twp.: 002 Range: 015 Base: _____

Within 2 Miles: State Hwy #: SR-90, I-405 Waterways: Centinela Creek Channel, Ballona Creek

Airports: Los Angeles International Airport Railways: _____ Schools: Playa del Rey Elem; MRD MS, Venice Senior HS

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Final EIR FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 196,100 Acres 4.5 Employees 663 Transportation: Type _____
 Commercial: Sq.ft. 3,400 Acres 0.07 Employees 7 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG

Present Land Use/Zoning/General Plan Designation:

Light Industrial/M2-1

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 24, 2025 Ending Date NA

Lead Agency (Complete if applicable):

Consulting Firm: <u>Eyestone Environmental</u>	Applicant: <u>NSB Associates</u>
Address: <u>2121 Rosecrans Avenue, Suite 3355</u>	Address: <u>433 North Camden Drive, Suite 820</u>
City/State/Zip: <u>El Segundo CA 90254</u>	City/State/Zip: <u>Beverly Hills, CA 90210</u>
Contact: <u>Stephanie Eyestone Jones</u>	Phone: <u>310-550-1570</u>
Phone: <u>424-207-5333</u>	

Signature of Lead Agency Representative: Kathleen King  Digitally signed by Kathleen King
Date: 2025.02.19 09:18:12 -08'00' Date: 02/19/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.