

THIS NOTICE WAS POSTED

ON August 04 2025

UNTIL September 03 2025

REGISTRAR - RECORDER/COUNTY CLERK

CITY OF LOS ANGELES CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

(California Environmental Quality Act Guidelines Section 15094)

2025 159607



FILED
Aug 04 2025

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by TODD TIDAN

Public Resources Code Section 21152(a) requires local agencies to submit this information to the County Clerk. Guideline 15094(c) requires submittal of this notice to the State LCI if the project requires discretionary approval from a state agency. The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY AND ADDRESS (Bldg, Street, City, State)
Los Angeles Department of City Planning
221 N. Figueroa St. Suite 1350
Los Angeles, CA 90012

COUNCIL DISTRICT
11

PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)

New Beatrice West Project

CASE NO(S).

ENV-2020-3533-EIR-1A

PROJECT DESCRIPTION AND LOCATION

The New Beatrice West Project (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 of 1.46:1. The new office building would include three above-grade and two subterranean levels of parking (additional parking would be provided in the surface parking lot adjacent to the existing office building located at 12541 West Beatrice Street) and would have a maximum building height of 135 feet to the top of the parapet; for the properties located at 12531 - 12575 West Beatrice Street; and 5410 - 5454 South Jandy Place.

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT IF OTHER THAN LEAD AGENCY

Applicant: NSB Associates

CONTACT PERSON
Anthony O'Carroll

STATE CLEARING HOUSE NUMBER
2020120119

TELEPHONE NUMBER
(310) 550-1570

This is to advise that on July 30, 2025, the Los Angeles City Council denied a CEQA appeal and took the following actions on the Project pursuant to the California Environmental Quality Act in response to the court order as a result of *Karney Management v. City of Los Angeles* (Case No. BS172677 [Consolidated with Case No. 18STCP03226]):

SIGNIFICANT EFFECT

- Project will have a significant effect on the environment.
- Project will not have a significant effect on the environment.

MITIGATION MEASURES

- Mitigation measures were made a condition of project approval.
- Mitigation measures were not made a condition of project approval.

MITIGATION REPORTING / MONITORING

- A mitigation reporting or monitoring plan was adopted for the project.
- A mitigation reporting or monitoring plan was not adopted for the project.

OVERRIDING CONSIDERATION

- Statement of Overriding Considerations was adopted.
- Statement of Overriding Considerations was not adopted.
- Statement of Overriding Considerations was not required.

ENVIRONMENTAL IMPACT REPORT

- An Environmental Impact Report was prepared and certified and findings were made for project pursuant to the provisions of CEQA. The Environmental impact Report may be examined at the Department of City Planning address listed above.
- An Environmental Impact Report was not prepared for the project.

NEGATIVE DECLARATION

- A Negative Declaration or Mitigated Negative Declaration was prepared for the project and may be examined at the Office of the City Clerk.*
- A Negative Declaration or Mitigated Negative Declaration was not prepared for the project.

SIGNATURE (Lead Agency)

TITLE

City Planner

DATE OF PREPARATION

August 1, 2025

2025 159607

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Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TODD TRAN

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as

Todd Tran 8/1/25
Department Representative

This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

AUG 04 2005

Dean C. Lynn REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA

