



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Interested Parties/Others

REVISED NOTICE OF PUBLIC HEARING

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the hearing. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 12575 Beatrice Street (12553 – 12575 West Beatrice Street; 5410 – 5454 S. Jandy Place)

Case No.: CPC-2016-1208-CU-SPR
CEQA No.: ENV-2016-1209-MND
Hearing Held By: Hearing Officer on behalf of the City Planning Commission
Date: ~~May 17, 2017~~ **Tuesday, June 6, 2017**
Time ~~3:30 P.M.~~ **1:00 P.M.**
Place: Los Angeles City Hall, **Room 1050**
200 N. Spring St. Los Angeles, CA 90012
(Please use the 201 N. Main Street entrance)
Staff Contact: Jenna Monterrosa, City Planner
200 N. Spring Street, Room 763
Los Angeles, CA 90012
Jenna.monterrosa@lacity.org
(213) 978-1377

Council No: 11 – Mike Bonin
Related Cases: AA-2017-397-PMEX
Plan Area Palms – Mar Vista – Del Rey
Zone: M2-1
Plan Overlay: None
Land Use: Light Manufacturing
Applicant: Kevin Mansfield, NSB Associates, Inc.
Representative: Michael Chait, Chait & Company, Inc.

PROPOSED PROJECT:

The demolition an existing 23,072-square-foot office building, accessory structures and surface parking and the construction of a new, 135-foot tall, office building with associated parking, landscaping, and hardscape on a project site in the M2-1 Zone. The new building would include approximately 196,100 SF of office space located on the fourth to eighth floors; 2,500 square foot café/restaurant with outdoor seating and smaller retail spaces on the ground floor; and 900 SF of retail space on the second and third floors, amounting to a total building space of 199,500 SF. The project would provide approximately 48,584 SF of landscaped area (e.g., trees, green space, etc.) and 47,198 SF of hardscape area (e.g., courtyards, pathways, etc.) throughout the project site and on the new building terraces on the upper levels. The proposed project would provide two levels of subterranean parking and three above ground parking levels with 845 parking spaces, plus 20 surface spaces on the east side of the 12541 Beatrice building, for a total of 865 spaces.

An existing, approximately 87,881 square-foot, office building located 12541 Beatrice Street will remain with new site landscape and hardscape improvements and will be incorporated into the overall project. A covered ground level walk in the middle of the building would provide east-west pedestrian circulation through the project.

REQUESTED ACTION(S):

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-1209-MND) and Mitigation Monitoring Program for the above-referenced project;
2. Pursuant to Los Angeles Municipal Code Section 12.24-U.14, a Major Development Project approval to allow the construction of an approximately 200,000 square-foot office building in the M2-1 Zone; and
3. Pursuant to Los Angeles Municipal Code Section 16.05, a Site Plan Review (SPR) to allow the construction of an approximately 200,000 square-foot office building in the M2-1 Zone.

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas and Hearing Schedules are accessible online at planning.lacity.org. If this matter is before a Commission, please note that a Recommendation Report will be available online seven (7) days prior to the hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Recommendation Reports are hyperlinked to the case numbers on the agendas. **Please note that Recommendation Reports are not prepared for Hearing Officer or Zoning Administrator hearings.**

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the public hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Decision-makers such as Associate Zoning Administrators or Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits. **To the extent possible, please also submit all materials electronically (flash drive, CD or via email).**

Regular Submissions

- Matters before Commissions: Written materials not limited as to volume must be received ten **(10) days** prior to the hearing date. Provide an **original** plus **twelve (12) copies** of all correspondence or exhibits. You may submit written testimony to the Commission Office directly at **200 North Spring Street, Room 532, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- Matters before an Associate Zoning Administrator (AZA) or Hearing Officer: Written materials not limited as to volume must be received no later than **five (5) days** prior to the hearing date. Provide an **original** plus **(3) copies**, and follow the size guidelines above.

Rebuttal Submissions - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours** before the hearing date. Submissions, including exhibits, shall not exceed ten (10) pages.

Day of Hearing Submissions - Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

Non-Complying Submissions - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission, Associate Zoning Administrator or Hearing Officer. Notwithstanding, the Associate Zoning Administrator or Hearing Officer may deviate from this requirement at their discretion.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.