

HOLLY L. WOLCOTT  
CITY CLERK

SHANNON HOPPE  
EXECUTIVE OFFICER

# City of Los Angeles CALIFORNIA



ERIC GARCETTI  
MAYOR

OFFICE OF THE  
CITY CLERK

Council and Public Services Division  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information: (213) 978-1133  
FAX: (213) 978-1040

BRIAN WALTERS  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

When making inquiries relative  
to this matter, please refer to  
the Council File No. **17-1041**

CPC-2016-1208-CU-SPR  
Council District 11

January 5, 2018

## **NOTICE TO APPELLANT(S), APPLICANT(S), INTERESTED PARTIES, AND OWNER(S), OCCUPANT(S) WITHIN A 500-FOOT RADIUS**

You are hereby notified that the Planning and Land Use Management (PLUM) Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, January 30, 2018** at approximately **2:30 PM** or soon thereafter in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (entrance on Main Street), to consider the following: Mitigated Negative Declaration (MND), Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Susanna Karney Flaster, Karney Management Company (Representative: Robert Glushon and Kristina Kropp, Luna and Glushon) from the determination of the LACPC in approving a Conditional Use Permit, pursuant to Section 12.24-U.14 of the Los Angeles Municipal Code (LAMC), to allow a Major Development Project involving the construction of an approximately 200,000 square foot office building in the M2-1 Zone, and a Site Plan Review, pursuant to LAMC Section 16.05, to allow for the construction, use, and maintenance of a project involving the construction of an approximately 200,000 square foot office building in the M2-1 Zone, for the demolition an existing 23,072 square foot office building, accessory structures and surface parking, and the construction of a 135-foot tall office building with associated parking, landscaping, and hardscape on the project site in the M2-1 Zone, with the new building including approximately 196,100 square feet of office space located on the fourth to eighth floors, a 2,500 square foot cafe/restaurant with outdoor seating and smaller retail spaces on the ground floor, and 900 square feet of retail space on the second and third floors, amounting to a total building space of 199,500 square feet, including approximately 48,584 square feet of landscaping (e.g., trees, green space, etc.) and 47,198 square feet of hardscape area (e.g., courtyards, pathways, etc.) throughout the project site and on the new building terraces on the upper levels, in addition to 1.5 levels of subterranean parking and 3.5 above ground parking levels with 845 parking spaces, 20 surface spaces on the east side of the 12541 Beatrice Street building, for a total of 865 spaces, (the 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, and a covered ground-level walk in the middle of the building will provide east-west pedestrian circulation through the project), for the property located at 12575 Beatrice Street, 12553-12575 West Beatrice Street, and 5410-5454 South Jandy Place, subject to modified Conditions of Approval.

Notice to Appellant(s), Applicant(s), Interested Parties, and Owner(s), Occupant(s) within a 500-foot Radius  
CPC-2016-1208-CU-SPR  
December 22, 2017

Applicant: Kevin Mansfield, NSB Associates, Inc.  
Representative: Michael Chait, Chait and Company, Inc.

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may view the contents of Council file No. 17-1041 by visiting: <http://www.lacouncilfile.com>

Please be advised that the PLUM Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Zina H. Cheng  
Deputy City Clerk, Planning and Land Use Management Committee  
clerk.plumcommittee@lacity.org  
(213) 978-1074

**Note:** If you challenge this proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

DETERMINATION MAILING  
CPC-2016-1208-CU-SPR

MAILING DATE: August 18, 2017

Representative: Michael Chait  
Chait & Company Inc.  
7306 Coldwater Canyon Ave., #12  
North Hollywood, CA 91605

Representative: Clare Bronowski  
Glaser Weil LLP  
10250 Constellation Blvd.  
Los Angeles, CA 90067

Matt Adamcyck  
8238 Manchester Ave., Apt. 107  
Playa Del Rey, CA 90293

Aliza K. Guren  
Karney Properties Co.  
12011 San Vicente Blvd., #700  
Los Angeles, CA 90049

Elizabeth A. Pollock  
Del Rey Residents Association  
P.O. Box 12448  
Los Angeles, CA 90066

Mike McRoskey  
771 Ocampo Drive  
Pacific Palisades, CA 90272

Britt Shuford  
13080 Pacific Promenade Drive  
Playa Vista, CA 90094

Jack Hoffman  
45 Market Street  
Venice, CA 90291

James K. Williams  
Commission Executive Assistant II  
[james.k.williams@lacity.org](mailto:james.k.williams@lacity.org)

Ezra Gale  
Council District 11  
City Hall, Room: 475  
Mail Stop: 218

Representative: Frank Gehry  
Gehry Partners LLP  
12541 Beatrice Street  
Los Angeles, CA 90066

Jay Bradford  
Creed LA  
501 Shatto Place, Ste. 200  
Los Angeles, CA 90020

Matthew Burton  
Karney Properties Co.  
12011 San Vicente Blvd., #700  
Los Angeles, CA 90049

Kristina Kropp  
Luna & Glushon  
16255 Ventura Blvd., Ste. 950  
Encino, CA 91436

Travis Murphy  
TOMS Shoes, LLC  
5404 Jandy Place  
Los Angeles, CA 90066

Evan Moran  
1011 19<sup>th</sup> street  
Santa Monica, CA 90403

Michael Preiss  
2124 Loma Drive  
Hermosa Beach, CA 90254

Carol Madonna  
12541 Beatrice Street  
Los Angeles, CA 90066

Nicholas Hendricks  
Senior City Planner  
[nick.hendricks@lacity.org](mailto:nick.hendricks@lacity.org)

Applicant: Kevin Mansfield  
NSB Associates, Inc.  
433 N. Camden Drive, Ste. 820  
Beverly Hills, CA 90210

Representative: Tensho Takemori  
Gehry Partners LLP  
12541 Beatrice Street  
Los Angeles, CA 90066

Allen Mescopy  
Digital Domain  
12641 Beatrice Street  
Los Angeles, CA 90066

Jay Farbsetin  
1500 Rustic Lane  
Pacific Palisades, CA 90272

Rob Glushon  
Luna & Glushon  
16255 Ventura Blvd., Ste. 950  
Encino, CA 91436

Blake Searles  
JLL  
2049 Century Park East, Ste. 2750  
Los Angeles, CA 90067

Brent Knapp  
Hammack Street  
Playa Del Rey, CA 90293

Cassie Trosclair  
12411 W. Fielding Circle  
Los Angeles, CA 90094

Spencer Kallick  
10250 Constellation Blvd. 19<sup>th</sup> Flr  
Los Angeles, CA 90067

Jenna Monterrosa  
City Planner  
[jenna.monterrosa@lacity.org](mailto:jenna.monterrosa@lacity.org)

Charlie Rausch Jr.  
Chief Zoning Administrator  
[charlie.rausch@lacity.org](mailto:charlie.rausch@lacity.org)