

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPE
EXECUTIVE OFFICER

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

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

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

September 21, 2017

NOTICE TO APPELLANT(S), APPLICANT(S), OWNER(S), OCCUPANT(S) AND INTERESTED PARTIES 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, October 17, 2017** 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.

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

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 19th 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

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. 19th Flr
Los Angeles, CA 90067

Jenna Monterrosa
City Planner
jenna.monterrosa@lacity.org

Charlie Rausch Jr.
Chief Zoning Administrator
charlie.rausch@lacity.org