

BTC

BETTER TECHNOLOGY CORPORATION

RCVD
1/16/18

201 N LOS ANGELES ST., STE 13A
LOS ANGELES, CA 90012
213-617-9600
FAX: 213-617-9643

14540 SYLVAN ST.
VAN NUYS, CA 91411
818-779-8866
FAX: 818-779-8870

MAILING AFFIDAVIT

City Planning Commission
Case No. _____

Deputy Advisory Agency
Tentative Tract No. _____

CF No. 17-1041

Parcel Map No. _____

Zoning Administrator
Case No. _____

Private Street No. _____

Costal Permit
Case No. _____

Area Planning Commission
Central, Harbor, SV, ELA, SLA, WLA, NV
Case No. _____

Design Review Board
Case No. _____

SITE ADDRESS: 12575 Beatrice St; 12553 - 12575 Beatrice; 5410 - 5454 S
Sandy Pl

I, Amela Smith certify that I am an employee of BTC, a contractor to the City of Los Angeles, Department of City Planning, State of California, and I did, on the 5 day of January, 2018 Mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as detailed on the official ownership list, a notice of hearing, a true copy of which is attached.

- 500-foot radius
- Abutting the subject site
- Owners and Occupants
- Tenant Notice
- 100-foot Coastal Notice
- State Coastal Commission
- Adjacent Cities
- Applicant and Representative
- City Newspaper Notice
- L.A. Unified School District, L.A. County
- Regional Planning
- Caltrans
- Metropolitan Transit Authority
- Certified Neighborhood Council
- Council Office and Council District Offices
- Homeowner's Association
- Department of Neighborhood Empowerment

- City of Los Angeles Department Building and Safety
- City Administrative Officer
- Community Redevelopment Agency
- City of Los Angeles Department of Transportation
- Bureau of Engineering
- Appellant
- Interested Parties List (attached)
- Other

There is a regular daily communication by email between the City of Los Angeles and each of the addresses to which notices were mailed.

AS
BTC Hearing Notice Mailing Clerk

HOLLY L. WOLCOTT
CITY CLERK

SHANNON HOPPES
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

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.

1	4211 005 012 12636 BEATRICE STREET LLC 12636 BEATRICE ST LOS ANGELES CA 90066	2	4211 005 013 FNL WESTLAWN PARTNERS LLC 433 N CAMDEN DR #820 BEVERLY HILLS CA 90210	3	4211 005 014 WESTLAWN DEVELOPMENT CO 1010 W HILLCREST BLVD INGLEWOOD CA 90301
4	4211 005 015 GROS INVESTMENTS LOS ANGELES 4549 ALLA RD #5 MARINA DEL REY CA 90292	5	4211 005 016 FNL 12500 BEATRICE STREET 433 N CAMDEN DR #820 BEVERLY HILLS CA 90210	6	4211 005 017 PUBLIC STORAGE PICKUP & DELIVERY L P PO BOX 25025 GLENDAL CA 91221
7	4211 005 019 MANI JEFFERSON LANDING DE LLC 9200 W SUNSET BLVD #555 WEST HOLLYWOOD CA 90069	8	4211 005 020 MANI 12555 JEFFERSON DE LLC 9200 W SUNSET BLVD #555 WEST HOLLYWOOD CA 90069	9	4211 005 021 AVB DEL REY LP 671 N GLEBE RD ARLINGTON VA 22203
10	4211 005 801 LOS ANGELES SMSA LP 3 PARK PLZ IRVINE CA 92614	11	4211 005 802 VERIZON OF CALIFORNIA 15505 SAND CANYON AVE IRVINE CA 92618	12	4211 006 001 ADS2 CA QRA II 41 INC 5353 GROSVENOR BLVD LOS ANGELES CA 90066
13	4211 006 002 GVS REALTY LLC 1 E WEAVER ST GREENWICH CT 06831	14	4211 006 003, 004 KARLED JANDY LTD 12011 SAN VICENTE BLVD #700 LOS ANGELES CA 90049	15	4211 006 005 5425 GROSVENOR INVESTORS LLC 15991 RED HILL AVE #200 TUSTIN CA 92780
16	4211 006 006 GROSVENOR PROPERTY CO 9908 ANTHONY PL BEVERLY HILLS CA 90210	17	4211 006 009 FNL BEATRICE PARTNERS LLC 433 N CAMDEN DR #820 BEVERLY HILLS CA 90210	18	4211 006 010 ELFKAY ENTERPRISES 12011 SAN VICENTE BLVD #700 LOS ANGELES CA 90049
19	4211 006 011 KARLED ENTERPRISES 12011 SAN VICENTE BLVD #700 LOS ANGELES CA 90049	20	4211 006 012 JANDY INVESTMENT COMPANY 1916 OCEAN FRONT DEL MAR CA 92014	21	4211 006 016 PLAYA JEFFERSON OFFICE FEE OWN 422 31ST ST NEWPORT BEACH CA 92663
22	4211 006 017 12655 LLC 12655 BEATRICE ST LOS ANGELES CA 90066	23	4211 006 025, 026 SLG PARTNERS LLC 433 N CAMDEN DR #820 BEVERLY HILLS CA 90210	24	4211 006 901 LA COUNTY FLOOD CONTROL DISTRICT 900 S FREMONT AVE ALHAMBRA CA 91803
	4211 009 025, 028 SAME AS #6		4211 009 037 SAME AS #21	25	FREEWAY RIGHT OF WAY CALTRANS-LOS ANGELES 100 S MAIN ST LOS ANGELES CA 90012
	DEPARTMENT OF BUILDING & SAFETY MAIL STOP 115 201 N FIGUEROA ST FLOOR 10 LOS ANGELES CA 90012		DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT 334-B E 2ND ST LOS ANGELES CA 90012		DEPT OF TRANSPORTATION 100 S MAIN ST LOS ANGELES CA 90012

BUREAU OF ENGINEERING
1149 S BROADWAY SUITE 7
LOS ANGELES CA 90015-2213

LOS ANGELES UNIFIED SCHOOL DIST
305 S GRAND AVE FLOOR 6
LOS ANGELES CA 90071

CITY ADMINISTRATIVE OFFICER
MAIL STOP 130
ATTN: MARIA RAMOS
200 N MAIN ST 15TH FL
LOS ANGELES CA 90012

DEL REY NEIGHBORHOOD COUNCIL
12820 SHORT AVE
LOS ANGELES CA 90066

COUNCIL DISTRICT 11
ATTN: MIKE BONIN
200 N SPRING ST RM 475
LOS ANGELES CA 90012

OWNER
FNL BEATRICE PARTNERS LLC
433 N CAMDEN DR #820
BEVERLY HILLS CA 90210

APPLICANT/REPRESENTATIVE
CHAIT & COMPANY INC
ATTN: MICHAEL CHAIT
7306 COLDWATER CYN AVE UNIT #12
NORTH HOLLYWOOD CA 91605

GC MAPPING SERVICE INC
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803

NP

DEL REY N.C.
C/O JONATHON NEUMANN
4100 DEL REY AVENUE
MARINA DEL REY, CA, 90292

C.D.11
COUNCILPERSON MIKE BONIN
200 N. SPRING ST. ROOM 475
LOS ANGELES, CA. 90012

C.D.11
WESTCHESTER DISTRICT OFFICE
7166 MANCHESTER AVE
LOS ANGELES, CA 90045

C.D.11
WEST L.A. FIELD OFFICE
1645 CORINTH AVE.
LOS ANGELES, CA, 90025

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OCCUPANT
12530 BEATRICE ST
LOS ANGELES CA 90066

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12536 WESTLAWN AVE
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12540 WESTLAWN AVE
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5534 WESTLAWN AVE
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5521 GROSVENOR BLVD
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12500 BEATRICE ST
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5535 WESTLAWN AVE#479
LOS ANGELES CA 90066

9 4211-005-021
OCCUPANT
5535 WESTLAWN AVE#480
LOS ANGELES CA 90066

10 4211-005-801
OCCUPANT
5549 WESTLAWN AVE
LOS ANGELES CA 90066

11 4211-005-802
OCCUPANT
5546 WESTLAWN AVE
LOS ANGELES CA 90066

14 4211-006-003, 004
OCCUPANT
5404 JANDY PL
LOS ANGELES CA 90066

16 4211-006-006
OCCUPANT
12509 BEATRICE ST
LOS ANGELES CA 90066

16 4211-006-006
OCCUPANT
12511 BEATRICE ST
LOS ANGELES CA 90066

17 4211-006-009
OCCUPANT
12575 BEATRICE ST
LOS ANGELES CA 90066

18 4211-006-010
OCCUPANT
5415 JANDY PL
LOS ANGELES CA 90066

19 4211-006-011
OCCUPANT
12633 BEATRICE ST
LOS ANGELES CA 90066

19 4211-006-011
OCCUPANT
12641 BEATRICE ST
LOS ANGELES CA 90066

20 4211-006-012
OCCUPANT
5405 JANDY PL
LOS ANGELES CA 90066

21 4211-006-016
OCCUPANT
12777 W JEFFERSON BLVD#A
LOS ANGELES CA 90066

21 4211-006-016
OCCUPANT
12777 W JEFFERSON BLVD#B
LOS ANGELES CA 90066

21 4211-006-016
OCCUPANT
12777 W JEFFERSON BLVD#C
LOS ANGELES CA 90066

21 4211-006-016
OCCUPANT
12777 W JEFFERSON BLVD#D100
LOS ANGELES CA 90066

21 4211-006-016
OCCUPANT
12777 W JEFFERSON BLVD#D300
LOS ANGELES CA 90066

23 4211-006-025, 026
OCCUPANT
12531 BEATRICE ST
LOS ANGELES CA 90066

23 4211-006-025, 026
OCCUPANT
12541 BEATRICE ST
LOS ANGELES CA 90066

DETERMINATION MAILING
CPC-2016-1208-CU-SPR

MAILING DATE: August 18, 2017

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6
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