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Britt Shuford  
13080 Pacific Promenade Drive  
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ZIP 90012  
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Cassie Troclair  
12411 W. Fielding Circle  
Los Angeles, CA 90094

NIXIE 910 FE 1 0009/29/17

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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.

Notice to Appellant(s), Applicant(s), Owner(s), Occupant(s) and Interested Parties within a 500-foot Radius  
CPC-2016-1208-CU-SPR  
September 21, 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](mailto: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.